

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Della K. Fancher
2350 Montevallo Road #1511
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

DELLA KATHRYN FANCHER, ALSO KNOWN AS, DELLA K. FANCHER, A MARRIED WOMAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

DELLA K. FANCHER AND MERLE SMITH, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FANCHER LIVING TRUST, DATED MAY 11, 2015, AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

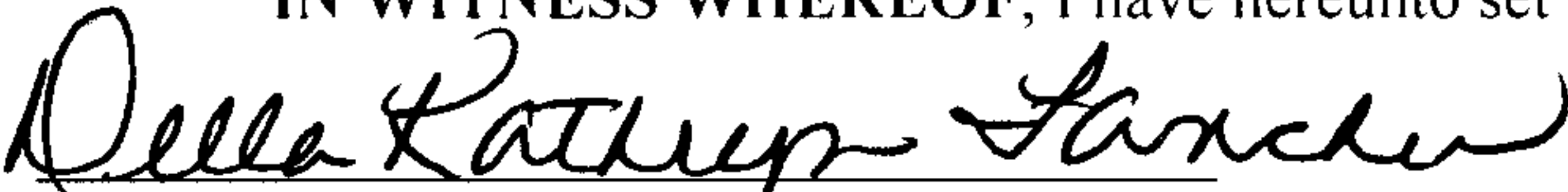
The above described property does not constitute the homestead of the Grantor or the Grantor's spouse.


TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of May, 2015.

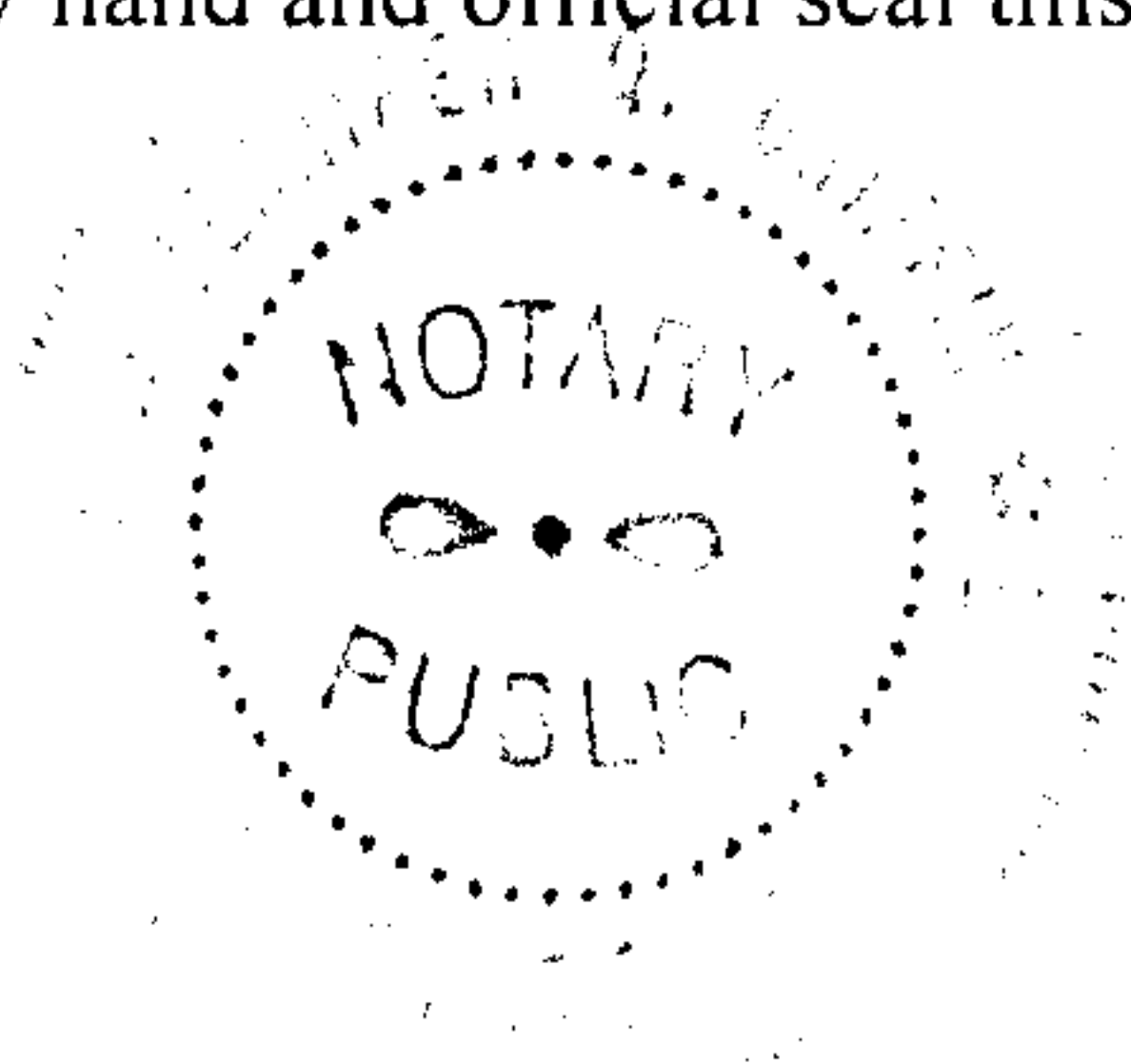

DELLA KATHRYN FANCHER
ALSO KNOWN AS DELLA K. FANCHER

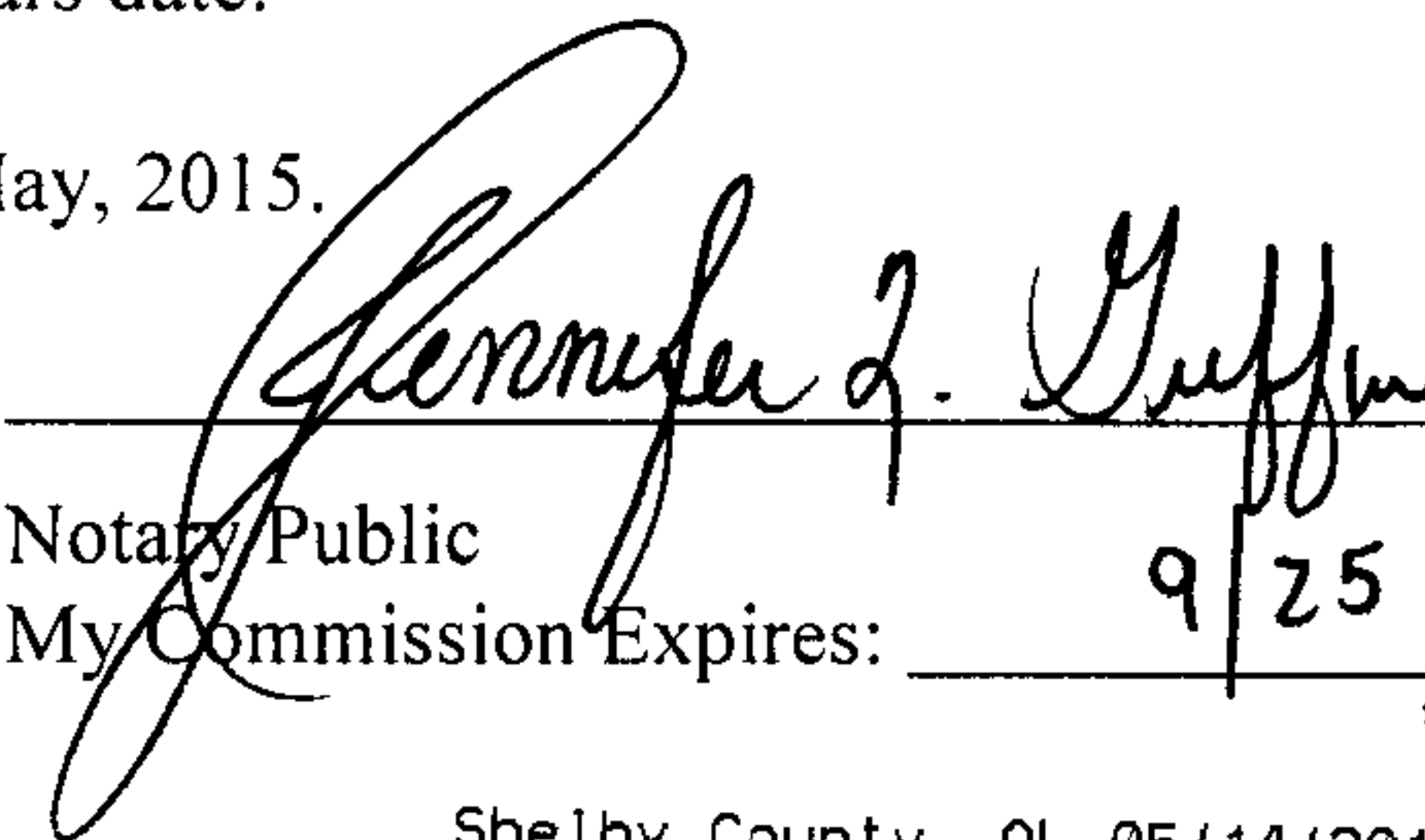

20150514000160470 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:02:54 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin a Notary Public in and for said County, in said State, hereby certify that Della Kathryn Fancher, also known as Della K. Fancher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 11 day of May, 2015.




Notary Public
My Commission Expires: 9/25/2018

Shelby County, AL 05/14/2015
State of Alabama
Deed Tax: \$10.00

Exhibit A

PARCEL I:

Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 1 East; thence run Easterly along the north line thereof for 1403.28 feet to a point on the westerly R/W of Shelby County Road No. 61; and curve concaved to the right (having a radius of 4455.54 feet and a central angle of 6 degrees 59 minutes 02 seconds); thence 127 degrees 48 minutes 20 seconds right to chord of said curve run Southwesterly along said curve and R/W for 543.10 feet to tangent of said curve; thence continue along said R/W for 88.7 feet; thence 90 degrees 00 minutes left run 10.0 feet; thence 90 degrees 00 minutes right continue along said R/W for 350.0 feet; thence 90 degrees 00 minutes right run 10.0 feet; thence 90 degrees 00 minutes left continue along said R/W for 356.90 feet to a curve concaved to the right (having a radius of 2145.26 feet and a central angle of 11 degrees 59 minutes 43 seconds); thence continue along said R/W and last said curve for 449.12 feet to the southerly line of said 1/4-1/4 section; thence 43 degrees 23 minutes 50 seconds right from chord of said curve run Westerly for 201.34 feet to the SW corner of said 1/4-1/4 section; thence 89 degrees 18 minutes right run Northerly for 1331.09 feet to the Point of Beginning.

According to the survey of Thomas Simmons.
located in Shelby County, Alabama.

Parcel II: Begin at the NE corner of the SE 1/4 of the SE quarter of Section 28, T20S, R1E, thence run southerly along the west line thereof for 1332.74 feet to the SE corner of said quarter quarter; thence 90 degrees 13 minutes 50 seconds west run easterly along the south line thereof for 2366.52 feet to a point on the easterly right-of-way of Shelby County Road No. 61 and a curve concaved to the left (having a radius of 2225.26 feet and a central angle of 9 degrees 19 minutes 41 seconds); thence run northeasterly along said right-of-way the following described courses: 135 degrees 31 minutes 35 seconds right to chord of said curve run along the arc thereof for 362.28 feet; thence 90 degrees 00 minutes left to tangent of said curve run 10.0 feet; thence 90 degrees 00 minutes right run 206.90 feet; thence 90 degrees 00 minutes right run 10.0 feet; thence 90 degrees 00 minutes left run 676.65 feet; thence leaving said right-of-way for 62 degrees 03 minutes 10 seconds right run easterly for 291.75 feet; thence 19 degrees 37 minutes 15 seconds left run northeasterly for 577.93 feet; thence 82 degrees 49 minutes 17 seconds left run northerly for 412.71 feet to the north line of said quarter quarter section; thence 89 degrees 35 minutes right run easterly for 656.78 feet to the point of beginning.

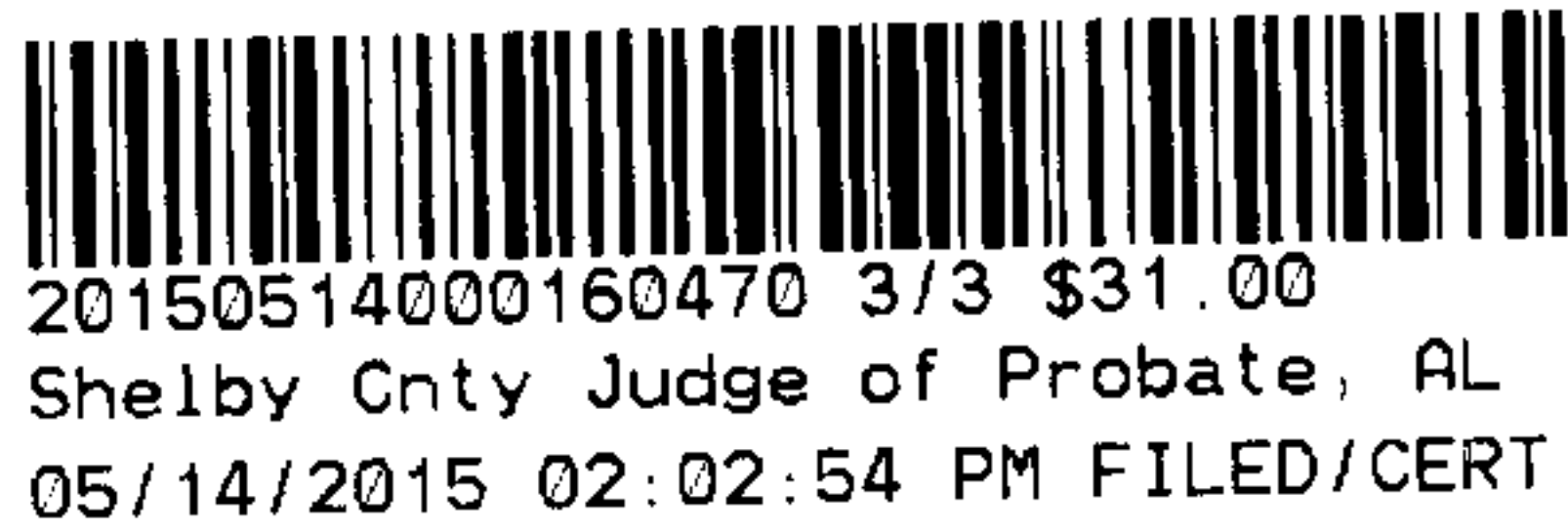


20150514000160470 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:02:54 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Della Kathryn Fancher
MAILING ADDRESS: 2350 Montevallo Road # 1511
Birmingham, AL 35223
PROPERTY ADDRESS: 15650 and 15695 County Road 61
Wilsonville, AL 35186



GRANTEE NAME(S): Fancher Living Trust, dated May 11, 2015
MAILING ADDRESS: 2350 Montevallo Road # 1511
Birmingham, AL 35223
DATE OF SALE: May 11, 2015
TOTAL PURCHASE PRICE: \$ 10,000.00
OR
ACTUAL VALUE: \$
OR
ASSESSOR'S MARKET VALUE \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(Check One) (Recordation of documentary evidence is not required.)

- ☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a license appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized pursuant to *Code of Alabama 1975 § 40-22-1 (h)*.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in *Code of Alabama 1975 § 40-22-1 (h)*.

Date: May 11, 2015

Print: Della Kathryn Fancher

Unattested
(verified by)

Sign: Della Kathryn Fancher
(Grantor/Grantee/Owner/Agent)