

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by  
**Cassy L. Dailey**

Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

**20170420000133850**  
**04/20/2017 09:11:28 AM**  
**DEEDS 1/7**

Send Tax Notice to:

(Name) Joe H. Fancher

(Address) 350 Ward Avenue

Wilton, Alabama 35187

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Warranty Deed

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) 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, **Joe H. Fancher, an unmarried man, Carley Choat, a married woman, and Joey Fancher, a married man, being the soles heirs and next-of-kin of Lillie Ann Fancher, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joe H. Fancher** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**Lots 20 thru 25, in Block B, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.**

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.**

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

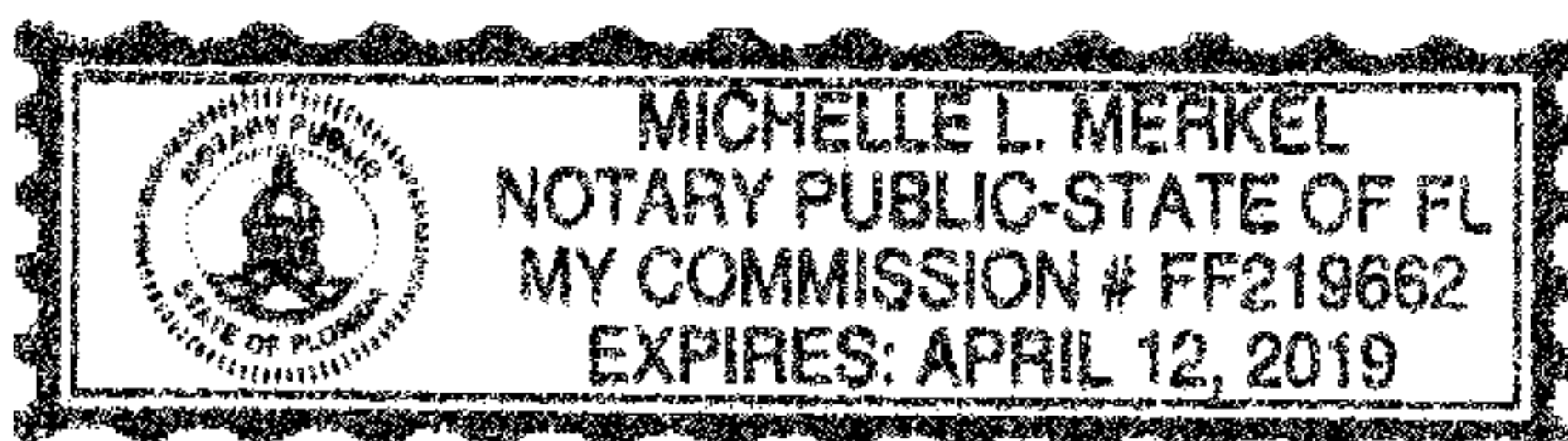
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of MARCH, 2017.

Joe Fancher by Carley Choat, POA  
Joe H. Fancher by Carley Marie Choat,  
his Attorney-in-Fact

STATE OF FLORIDA )  
COUNTY OF OKALOSA )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carley Marie Choat, whose name as Attorney-in-Fact for Joe H. Fancher, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said Principal.

Given under my hand and official seal this 30<sup>th</sup> day of MARCH, 2017.



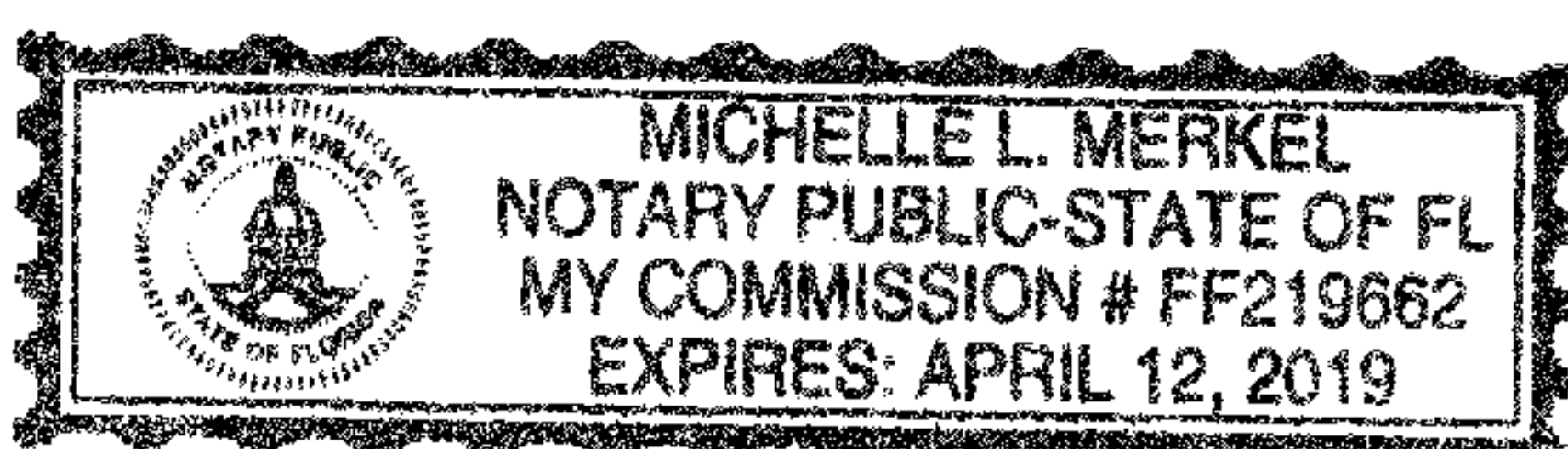
Michelle L. Merkel  
Notary Public  
My commission expires: 4/12/2019

STATE OF FLORIDA )  
COUNTY OF OKALOSA )

Carley Choat  
Carley Choat

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carley Choat**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of MARCH, 2017.



Michelle L. Merkel  
Notary Public  
My commission expires: 4/12/2019

STATE OF Alabama )  
COUNTY OF Chilton )

Joey Fancher  
Joey Fancher

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joey Fancher**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2017.

Brianne Durrence  
Notary Public  
My commission expires: April 18, 2017

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**HEIRSHIP AFFIDAVIT**  
**(Exhibit "A")**

COME NOW Joe H. Fancher, Carley Choat, and Joey Fancher, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. All Affiants herein have personal knowledge of the facts stated within this Affidavit, are over the age of nineteen (19) years, and competent to execute this Affidavit.

2. On or about September 20, 2012, Lillie Ann Fancher died intestate while residing in Shelby County, Alabama.

3. The Decedent died while seized of certain real property situated in Shelby County, Alabama, hereinafter described, as follows:

Lots 20 thru 25, in Block B, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

4. The Decedent was survived by her next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, addresses and relationships to the Decedent are hereinafter designated, as follows:

Joe H. Fancher, surviving spouse  
350 Ward Avenue  
Wilton, AL 35187

Carley Choat, surviving grand-daughter  
3665 Marjean Drive  
Pensacola, FL 32504

Joey Fancher, surviving grand-son  
1405 Tidwell Street SW  
Cullman, AL 35055

5. Lillie Ann Fancher had two children, Darryl Fancher and Laura Boothe, and had no other children, either natural or adopted. Darryl Fancher preceded Lillie Ann Fancher in death, having died on or about March 15, 2011. Laura Boothe died on or about July 6, 2014.

6. Darryl Fancher, who died intestate on or about March 15, 2011, had two children, Carley Choat and Joey Fancher, and had no other children, either natural or adopted.

7. Laura Boothe, who died intestate on or about July 6, 2014, had no children, either natural or adopted.

8. There were no next-of-kin to survive the Decedent herein, other than those specifically enumerated hereinabove, and Decedent had no children, other than those hereinabove named, either natural or adopted, nor did she leave to survive her any descendants of deceased children other than the great-grandchildren hereinabove referenced.

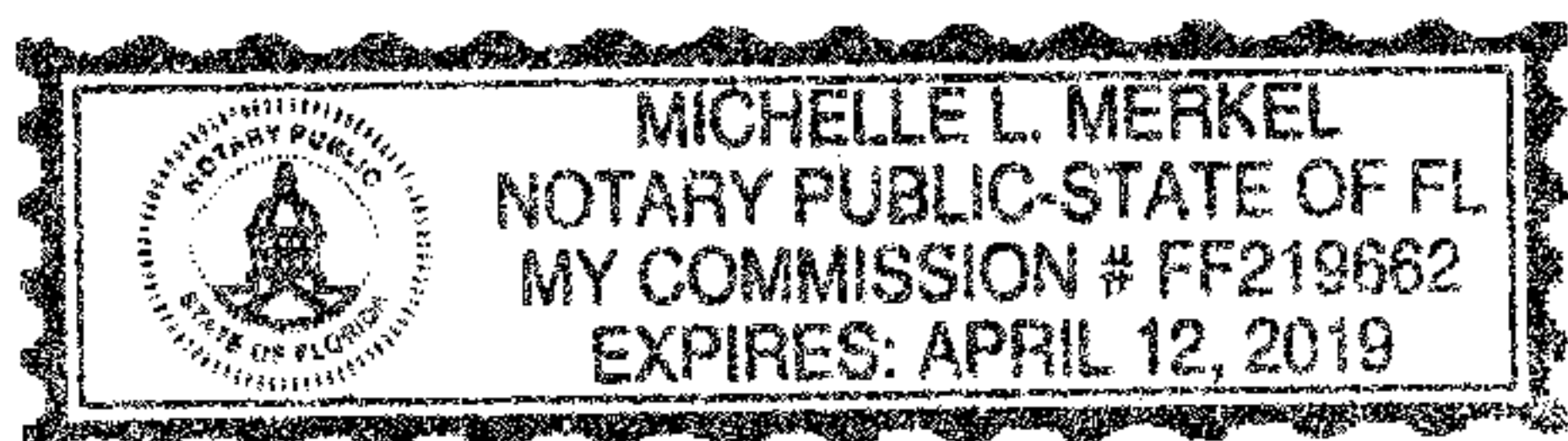
9. All debts and charges against the estate of the Decedent have heretofore been fully satisfied.

Furthermore, the Affiants saith naught.

Joe Fancher by Carley Choat, POA  
JOE H. FANCHER by  
CARLEY MARIE CHOAT,  
his Attorney-in-Fact

STATE OF FLORIDA )  
COUNTY OF OKALOSA )

Sworn to and subscribed before me this 30<sup>th</sup> day of MARCH,  
2017.

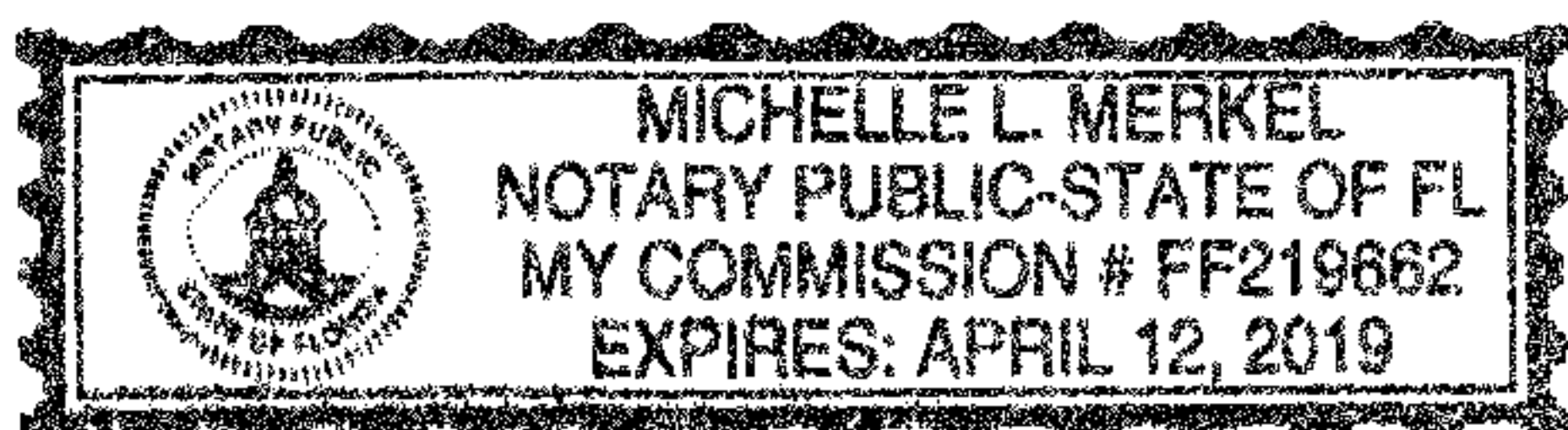


Michelle L. Merkel  
Notary Public  
My commission expires: 4/12/2019

Carley Choat  
CARLEY CHOAT

STATE OF FLORIDA )  
COUNTY OF OKALOSA )

Sworn to and subscribed before me this 30<sup>th</sup> day of MARCH,  
2017.



Michelle L. Merkel  
Notary Public  
My commission expires: 4/12/2019

Joey Fancher  
JOEY FANCHER

STATE OF Alabama )  
COUNTY OF Cullman )

20 ☐ Sworn to and subscribed before me this 3 day of April,  
20 ☐.

Katharyn Dunning  
Notary Public  
My commission expires: April 18, 2017

*[Faint handwritten notes]*

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joe H. Fancher, Carley Marie Choat and  
Mailing Address Joey Fancher  
350 Ward Avenue  
Wilton, AL 35187

Grantee's Name Joe H. Fancher  
Mailing Address 350 Ward Avenue  
Wilton, AL 35187

Property Address 350 Ward Avenue  
Wilton  
Alabama 35187

Date of Sale March 30, 2017  
Total Purchase Price \_\_\_\_\_  
or  
Actual Value \$26,000.00

20170420000133850 04/20/2017 09:11:28 AM DEEDS 7/7 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

☐ Appraisal

☐ Sales Contract

☒ Other Assessed Value (1/2 Interest)

☐ Closing Statement

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 licensed 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 the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized 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 3/30/2017

Print Sandy F. Johnson

☐ Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/20/2017 09:11:28 AM  
\$34.00 CHERRY  
20170420000133850

(verified by)

*Joe Fancher*

Form RT-1