

20201215000576330
12/15/2020 04:05:51 PM
DEEDS 1/2

Send tax notice to:
Daphney L. Woods
7930 Wynwood Lane
Helena, AL 35080
HWD2000463

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jacob Von Fancher and Weston Lawrence Fancher**, a married couple, whose mailing address is: P.O. Box 504, Glenville, NC 28736 (hereinafter referred to as "Grantor"), by **Daphney L. Woods** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 205, according to the Survey of Wyndham Wilkerson Sector Phase II, as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

**\$152,192.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15th day of December, 2020.

Jacob Von Fancher
Jacob Von Fancher

Weston Lawrence Fancher
Weston Lawrence Fancher

STATE OF North Carolina
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Von Fancher and Weston Lawrence Fancher, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of December, 2020.

Teresa L. Fritz
NOTARY PUBLIC
Macon County, NC
My Commission Expires July 10, 2024

Teresa L. Fritz
Notary Public
Print Name: Teresa L. Fritz
Commission Expires: July 10, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2020 04:05:51 PM
\$33.00 CHERRY
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Allie S. Bayl