

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20240327000082290 1/3 \$186.00
Shelby Cnty Judge of Probate, AL
03/27/2024 08:07:30 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Three Thousand Eight Hundred Eight and NO/100 (\$153,808.00) Dollars and other good and valuable consideration to the undersigned, Zachary Haynes aka Zachery Haynes, individually and as Personal Representative of the Estate of Gordon Edwin Fancher and Tiffany Haynes Weathers, herein referred to as Grantors, in hand paid by Michelle Raea Van Dusen and Gayla Renee Tew referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 26th day of May, 2024.

Zachary Haynes, Individually and
as Personal Representative of the
Estate of Gordon Edwin Fancher

aka Zachery Haynes, Individually and
as Personal Representative of the
Estate of Gordon Edwin Fancher

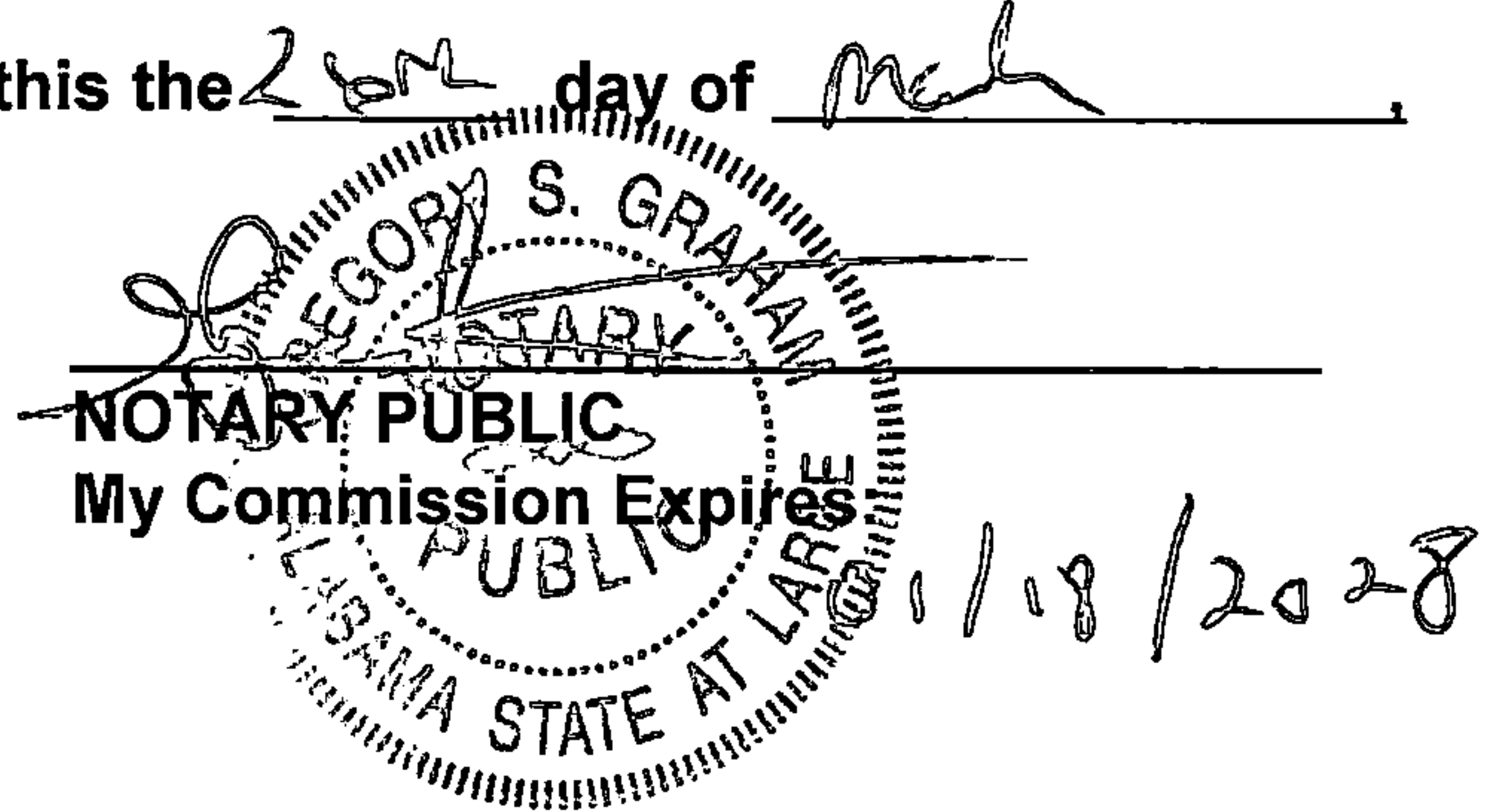
Tiffany Haynes Weathers, Individually

STATE OF ALABAMA,
TALLADEGA COUNTY.

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I, the undersigned authority, in and for said County, in said State, hereby certify that, Zachary Haynes aka Zachery Haynes, Individually and as Personal Representative of the Estate of Gordon Edwin Fancher whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2024.



STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Tiffany Haynes Weathers whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2024.

Jackie McDilberry
NOTARY PUBLIC
My Commission Expires: 8/30/2027

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
641 Highway 54
Montevallo, AL 35115

Grantor's Address:
2300 Spring Iris Drive
Hoover, AL 35244

Grantee's Address:
641 Highway 54
Montevallo, AL 35115

EXHIBIT A - LEGAL DESCRIPTION



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Begin Northwest Corner, Southeast 1/4 of Southeast 1/4, Section 3, Township 22 South, Range 4 West, thence South 320 feet, thence East 608 feet, thence Northwest to Point of Beginning. Containing 4 acres, more or less.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (Adopted 06-17-06, Revised 08-01-2016)
ANTIC #1345

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