

This instrument was prepared by:

Stephen D. Keith, Attorney at Law  
One Chase Corporate Center  
Suite 490  
Birmingham, Alabama 35244

Please Send Tax Notice to:

Edwin L. Hancock & Laura D. Hancock  
916 Frontier Drive  
Birmingham, Alabama 35210

Inst # 2000-28221

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Yvonne Files, married and Asher L. Noll, married** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Edwin L. Hancock and Laura D. Hancock**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 18, Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.


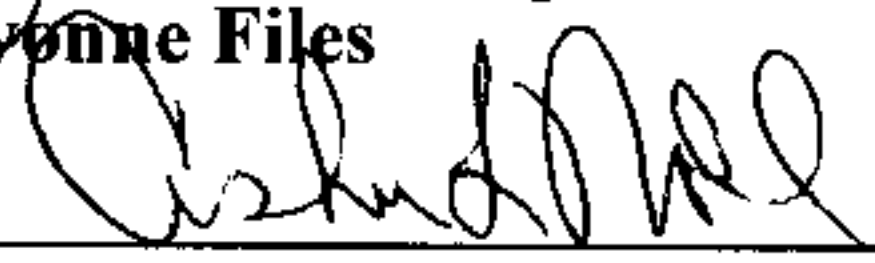
Note: \$119,000.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.

Note 2: The foregoing described property constitutes no portion of the homestead of either grantor, or that of their spouses.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

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

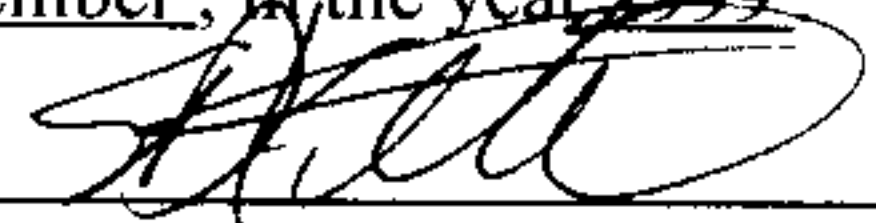
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this  
11 day of August, 2000.

  
\_\_\_\_\_  
Yvonne Files  
  
\_\_\_\_\_  
Asher L. Noll

State of Alabama        )  
                                      )  
Shelby County        )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Yvonne Files and Asher L. Noll** whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 11<sup>th</sup> day of August, in the year 2000

  
\_\_\_\_\_  
Notary Public  
My Commission Expires 3/21/2004

08/18/2000-28221  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 3.50