

## Send Tax Notice To:

Leon C. Hancock and Sal M. Hancock  
6148 Eagle Point Circle  
Birmingham, AL 35242

This instrument was prepared by:  
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P. O. Box 380275  
Birmingham, AL 35238

Inst # 2001-52897

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Three Hundred Three Thousand and 00/100 (\$303,000.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Philip F. Keidaish, Jr., a married man (herein referred to as Grantor), does grant, bargain, sell and convey unto Leon C. Hancock and Sal M. Hancock, husband and wife (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 807, according to the Survey of Eagle Point, 8<sup>th</sup> Sector, Phase I, as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama.

## Subject to:

1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.


NOTE: \$60,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

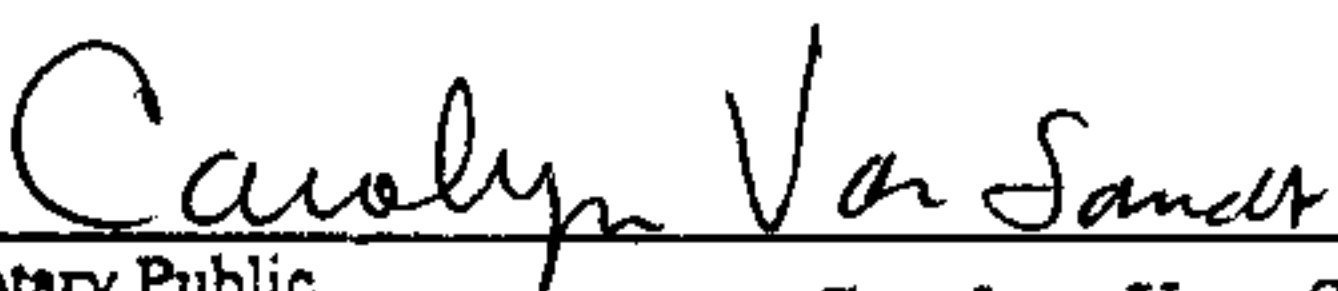
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4th day of December, 2001.

  
Philip F. Keidaish, Jr.

STATE OF FLORIDA )  
COUNTY OF Seminole )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Philip F. Keidaish, Jr., 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 date the same bears date.

Given under my hand and official seal, this the 4th day of December, 2001.

  
Notary Public Carolyn Van Sandt  
My commission expires: \_\_\_\_\_



Carolyn Van Sandt  
MY COMMISSION # CC978232 EXPIRES  
February 28, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.

12/06/2001-52897  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE