

SEND TAX NOTICE TO:

Roy E. Hancock / Diane E. Hancock

✓ 104 Highland Drive

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars ^{(~~\$~~1,000.00) del} (\$1.00) and Love and Affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Roy E. Hancock** and wife, **Diane E. Hancock**, being one and the same person as Diane E. Walton, widow of Albert C. Walton, whose date of death was January 2, 1998 (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Roy E. Hancock** and wife, **Diane E. Hancock** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 19 and 20, Highland Subdivision, as shown in Map Book 5, Page 26, in the Probate Records of Shelby County, Alabama.

Subject to easements of record and Restrictions and Protective Covenants for Highland Subdivision recorded in said Probate Office in Deed Book 252, Page 11.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

(This deed is prepared for the purpose of creating joint ownership with spouse.)

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 joint 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 1st day of December, 2004.

[SIGNATURES ON FOLLOWING PAGE]

Diane E. Hancock (SEAL)
Diane E. Hancock

Roy E Hancock (SEAL)
Roy E. Hancock

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roy E. Hancock** and wife, **Diane E. Hancock**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2004.

Janice E. Crow (SEAL)
Notary Public