

**SEND TAX NOTICE TO:**

Johnny A. Busby and Pamela M. Busby  
2086 Salem Road  
Montevallo, AL 35115

Shelby County, AL 06/27/2008  
State of Alabama

Deed Tax: \$88.00

**This instrument was prepared by**

Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

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

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Eighty Eight Thousand and No/100 (\$88,000.00) Dollars**, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Michael H. Hancock, a married man**, (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Johnny A. Busby Pamela M. Busby** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A PARCEL OF LAND IN THE PROCESS OF BEING RECORDED AS LOT 2 OF SALEM MINOR SUBDIVISION, AND SITUATED IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 3 WEST, CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERN MOST CORNER OF LOT 2 OF KELLER'S MILL, AS RECORDED IN MAP BOOK 25, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 49°14'46" W, A DISTANCE OF 187.49'; THENCE N 64°12'09" W, A DISTANCE OF 140.32'; THENCE S 24°57'05" W, A DISTANCE OF 368.17'; THENCE N 54°55'33" W, A DISTANCE OF 341.34' TO A POINT ON THE NORTHERLY R.O.W. LINE OF SALEM ROAD, 80' R.O.W.; THENCE S 04°58'30" W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 241.22'; THENCE S 60°41'09" E AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 857.80'; THENCE N 02°15'57" W, A DISTANCE OF 614.57' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2008 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

Michael H. Hancock (a/k/a Michael Howard Hancock) is the surviving heir of Howard Wilford Hancock who died intestate June 15, 2007 and whose estate has been filed in Case No. PR-2008-000070. Ramona Hancock, his wife, having predeceased him on May 26, 2007 and whose estate is administrated under case No. PR-2008-000071, was a joint Grantee along with Howard Wilford Hancock in that Deed dated January 13, 1076, recorded in Book 296, Page 515.

Subject property is not the homestead of Grantor or his spouse.

*Michael H.*



**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, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **June 23, 2008**.

  
\_\_\_\_\_  
**Michael H. Hancock** (Seal)

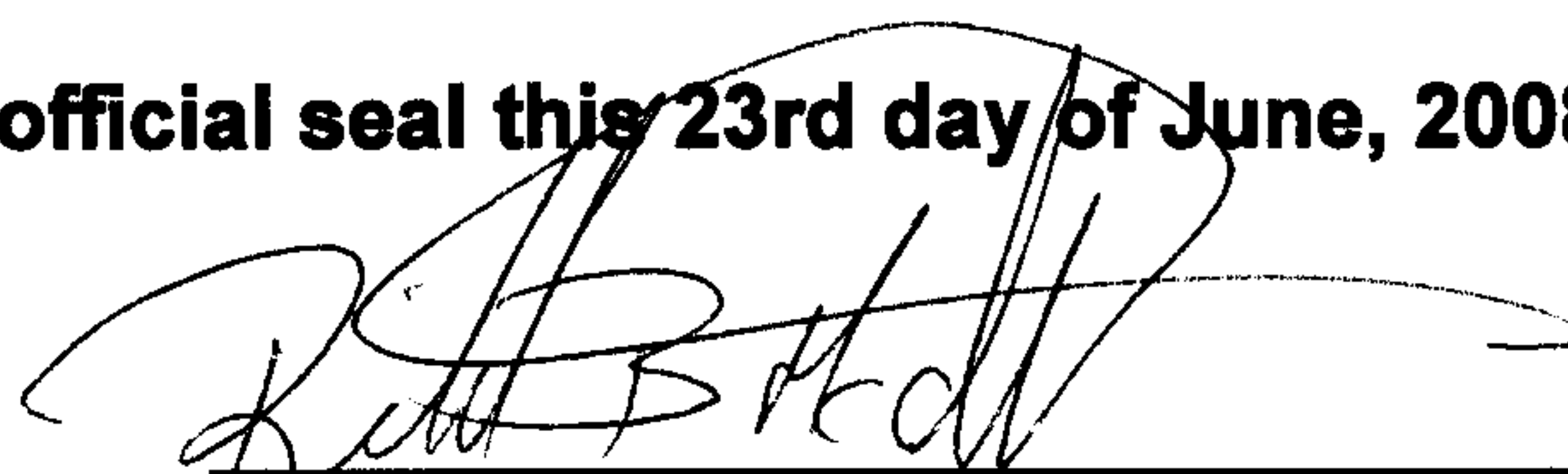
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael H. Hancock**, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **23rd day of June, 2008**.

  
\_\_\_\_\_  
**Notary Public.** (Seal)  
**My Commission Expires:** \_\_\_\_\_

Richard B. McClelland  
My Commission Expires: 10-19-2010

