


**SEND TAX NOTICE TO:**  
William Gary McSherdon and Patricia  
McSherdon  
102 Yellowhammer Ct.  
Alabaster, AL 35007

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

903007  
  
20090406000124660 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
04/06/2009 12:49:26PM FILED/CERT

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

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **One Hundred Ninety Five Thousand dollars & no cents (\$195,000.00)**  
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  
**William Gary McSherdon and wife, Patricia McSherdon** (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 KNOWN AS LOT 1 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:**

**Commence at the at the SW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 22  
South, Range 3 West, Shelby County, Alabama; thence N02°11'03"W, a distance of 221.23';  
thence N60°41'09"W, a distance of 81.61' to the easterly right-of-way of Salem Road; thence  
N04°58'30"E along said right-of-way, a distance of 241.22' to the POINT OF BEGINNING;  
thence N05°32'23"E along said right-of-way, a distance of 321.12'; thence S71°00'37"E and  
leaving said right-of-way, a distance of 95.85'; thence S64°12'10"E, a distance of 347.37';  
thence S24°57'05"W, a distance of 368.17'; thence N54°50'33"W, a distance of 341.34' to the  
POINT OF BEGINNING.**

**This description is based on a survey by R.C. Farmer dated 2-13-07.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2009 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.

**\$156,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed  
and recorded simultaneously herewith.**

**The above described property does not represent the homestead of Michael H. Hancock nor his spouse.**

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 and who was a joint  
grantee along with Howard Wilford Hancock in that will dated Jan. 13, 1976, recorded in Book 296, Page 515.

Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against  
subject property, if any.
3. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not  
attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection  
herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or  
extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or  
damage resulting from subsidence.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as may be set  
out on that Map of said property to be recorded in the Probate Records of Shelby County, Alabama and  
as depicted on that survey by R.C. Farmer dated Feb. 13, 2007.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

  
Shelby County, AL 04/06/2009  
State of Alabama

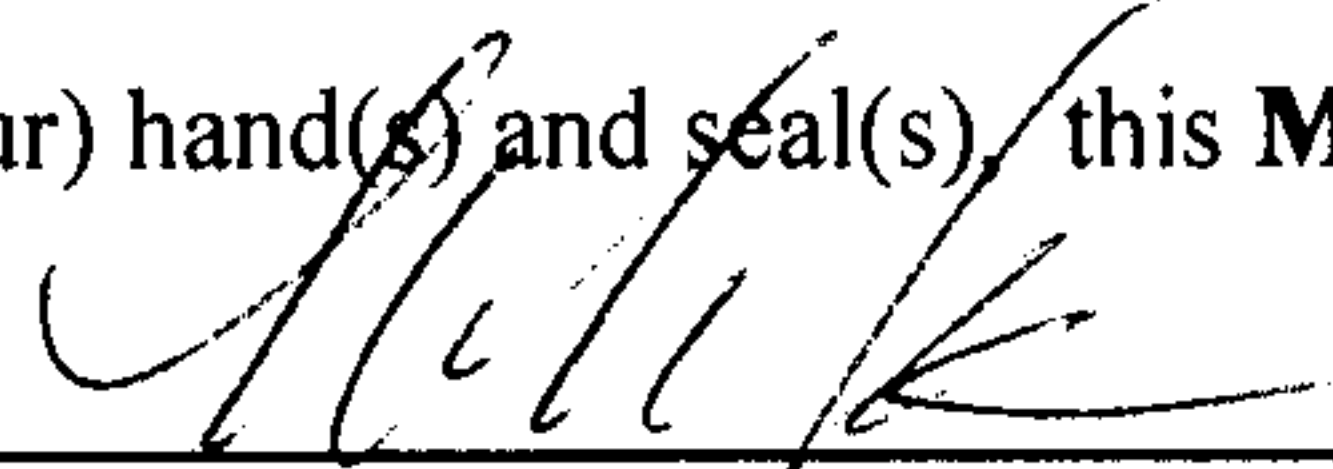
Deed Tax: \$39.00



**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 **March 30, 2009**.

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

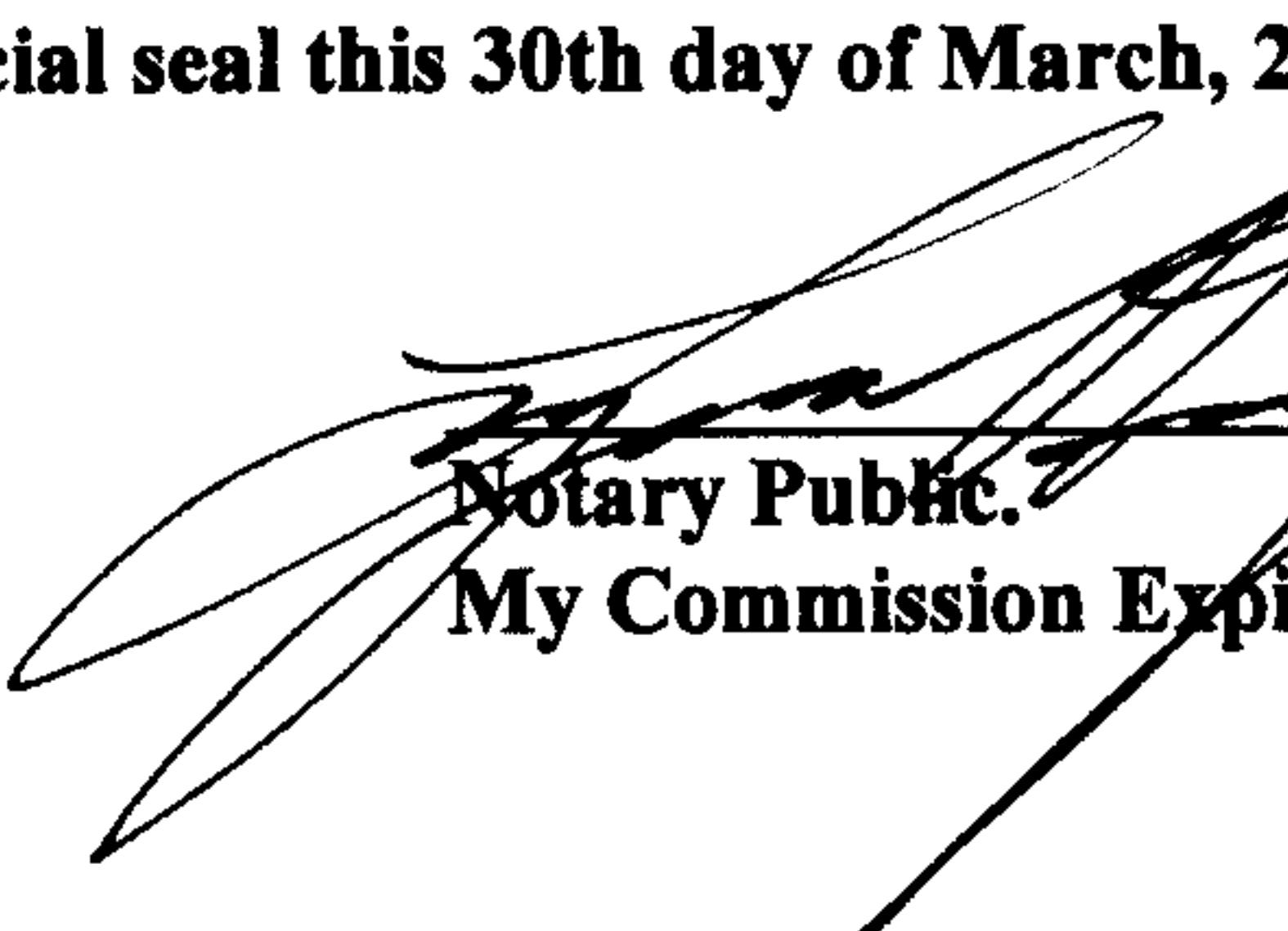
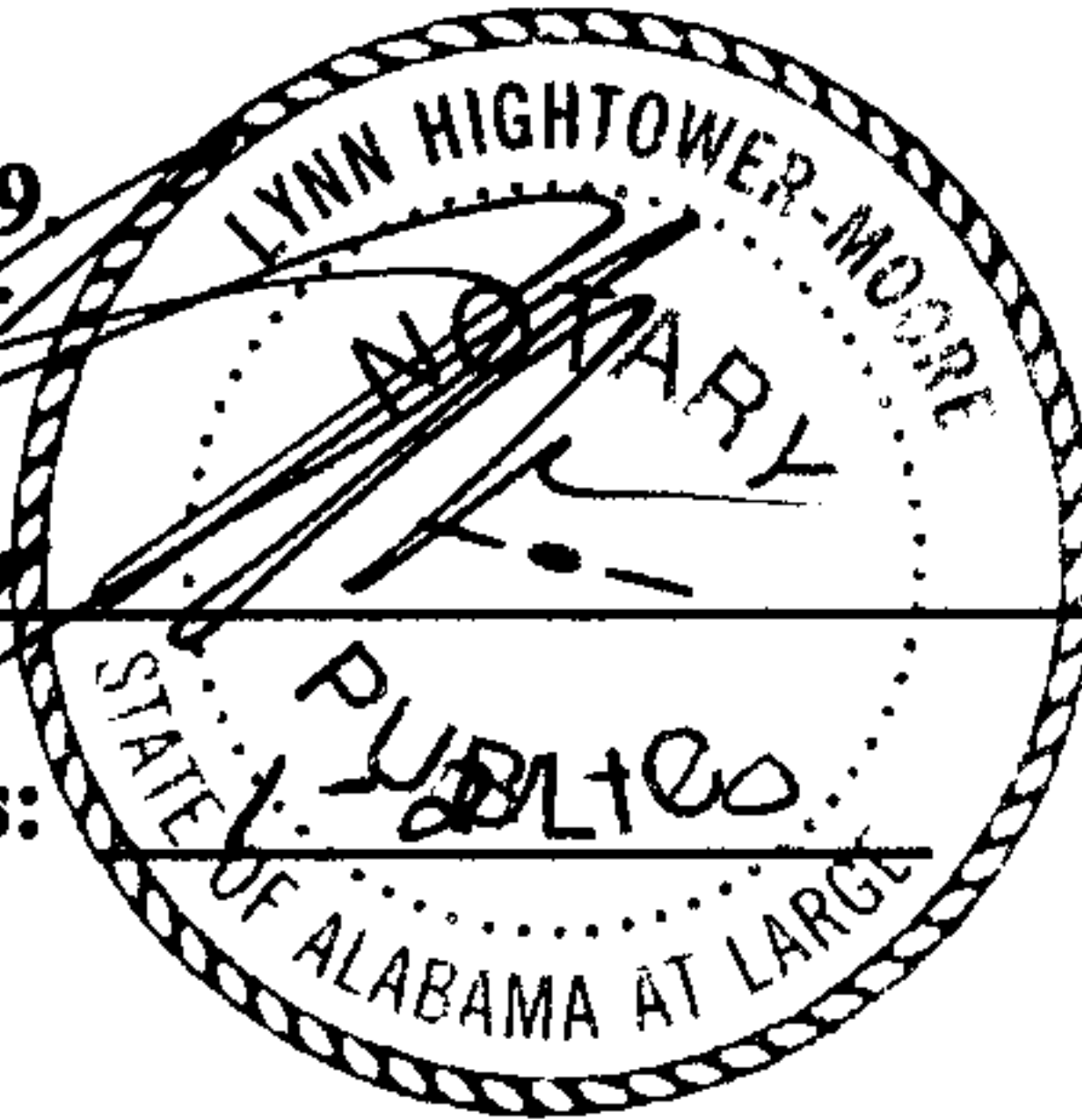
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael H. Hancock, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2009

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