

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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20030410000220220 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
04/10/2003 13:42:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Billy G. Rockco and Pauline E. Rockco

(Address) P. O. Box 44

Montevallo, AL 35115

***MINIMUM VALUE: \$10,000.00 ***

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILLY GENE ROCKCO and wife, ELIZABETH H. ROCKCO, also known as PAULINE E. ROCKCO

(herein referred to as grantors) do grant, bargain, sell and convey unto

BILLY G. ROCKCO, PAULINE E. ROCKCO, STEPHEN P. ROCKCO and DEBORAH L. MARTIN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A lot in part of the NE ¼ of SE ¼, Section 4, Township 24 North, Range 12 East, more particularly described as follows: Begin at the intersection of the NW right of way line of Montevallo and Selma Road and the West line of NE ¼ of SE ¼ and run North along the West line of ¼ ¼ Section a distance of 798.04 feet to point of beginning; thence run southeasterly, at an angle of 131° 50' to the right a distance of 539.55 feet; thence in a southwesterly direction a distance of 150.0 feet along the Westerly side of the Montevallo and Selma Road; thence at an angle of 92°46' to the right and run in a Northwesterly direction 405.28 feet to the West line of ¼ ¼ Section; thence North along said Westerly line of ¼ ¼ Section a distance of 201.27 feet to the point of beginning.

SOURCE OF TITLE: Warranty Deed, Jointly for Life with Remainder to Survivor recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 250, Page 495.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of April, 2003.

Billy G. Rockco
BILLY GENE ROCKCO

Elizabeth H. Rockco
ELIZABETH H. ROCKCO also known as
PAULINE E. ROCKCO

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Billy Gene Rockco and Elizabeth H. Rockco**, also known as **Pauline E. Rockco**, 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 7th day of April, 2003.

Gandy J. Johnson
Notary Public
My commission expires 2/13/07