

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
1-205-665-5076

Send Tax Notice to: Hazel Dean Rochester  
460 Crestview Circle  
Montevallo, AL 35115

Minimum Value: \$121,630.00 (one-half interest)

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00)**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**Hazel Dean Rochester, a/k/a Hazel Rochester, an unmarried woman, whose address is 460 Crestview Circle, Montevallo, Alabama 35115**

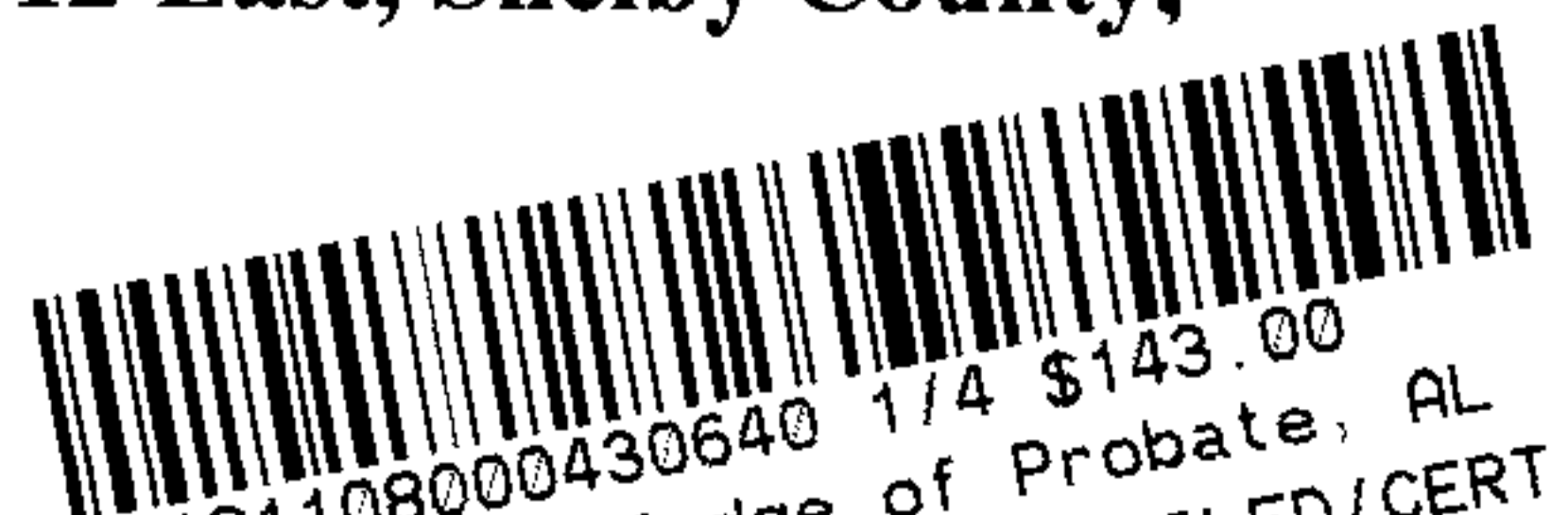
(herein referred to as Grantor, whether one or more), hereby grants, bargains, sells and conveys unto

**Hazel Dean Rochester, whose address is 460 Crestview Circle, Montevallo, Alabama 35115, and Joel H. Rochester, whose address is 5967 Highway 25, Montevallo, Alabama 35115**

(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, which is located at 460 Crestview Circle, Montevallo, Alabama 35115 and 5967 Highway 25, Montevallo, Alabama 35115, situated in SHELBY County, Alabama to-wit:

**Parcel No. 1: Commence at the Southeast corner of Section 2, Township 24 North, Range 12 East; thence run West along the South line of said Section 2 a distance of 2671.84 feet; thence turn an angle of 85 deg. 28' 22" to the right and run a distance of 3331.70 feet to the Northwest corner of Calmont Subdivision as recorded in Map Book #4, at page #4, Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 92 deg. 31' 49" to the right and run a distance of 1246.00 feet to the point of beginning; thence turn an angle of 92 deg. 11' 18" to the left and run a distance of 1164.43 feet; thence turn an angle of 115 deg. 20' 30" to the right and run a distance of 1311.48 feet; thence turn an angle of 64 deg. 14' 13" to the right and run a distance of 1577.00 feet to a point on Alabama Highway #25; thence turn an angle of 87 deg. 45' 35" to the right and run along said Highway right-of-way a distance of 60.05 feet; thence turn an angle of 92 deg. 14' 25" to the right and run a distance of 606.68 feet; thence turn an angle of 87 deg. 23' 25" to the left and run a distance of 346.00 feet; thence turn an angle of 86 deg. 45' 00" to the right and run a distance of 225 feet; thence turn an angle of 86 deg. 45' 00" to the left and run a distance of 420.00 feet; thence turn an angle of 86 deg. 45' 00" to the right and run a distance of 102.00 feet; thence turn an angle of 86 deg. 45' 00" to the left and run a distance of 360.88 feet to the point of beginning. Situated in Section 2, Township 24 North, Range 12 East, Shelby County, Alabama.**

Shelby County, AL 11/08/2012  
State of Alabama  
Deed Tax: \$122.00

  
20121108000430640 1/4 \$143.00  
Shelby Cnty Judge of Probate, AL  
11/08/2012 01:55:07 PM FILED/CERT

**Parcel No. 2: Commence at the Southeast corner of Section 2, Township 24 North, Range 12 East; thence run West along the South line of said Section 2 a distance of 2671.84 feet; thence turn an angle of 85 deg. 28' 22" to the right and run a distance of 3331.70 feet to the Northwest corner of Calmont Subdivision, as recorded in Map Book #4, at page #4, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 92 deg. 31' 49" to the right and run a distance of 1606.88 feet; thence turn an angle of 86 deg. 45' to the right and run a distance of 102.0 feet to a point; thence turn an angle of 93 deg. 15' to the left and run a distance of 420.0 feet to a point; thence turn an angle of 86 deg. 45' to the right and run Southerly a distance of 225.0 feet to the point of beginning; thence continue in the same Southerly direction a distance of 635.75 feet to a point on the North right-of-way of Alabama State Highway #25; thence turn an angle of 91 deg. 36' to the left and run Easterly along the Highway right-of-way a distance of 339.19 feet; thence turn an angle of 87 deg. 45' 35" to the left and run Northerly a distance of 606.68 feet to a point; thence turn an angle of 87 deg. 23' 25" to the left and run Westerly a distance of 346.40 feet to the point of beginning; being situated in Section 2, Township 24 North, Range 12 East, Shelby County, Alabama.**

**LESS AND EXCEPT A PORTION OF PARCELS 1 AND 2 CONVEYED TO JOEL H. ROCHESTER AND WIFE, JERRIE C. ROCHESTER BY WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 1998-40136, DESCRIBED AS FOLLOWS:**

**From the Northwest Corner of Calmont Subdivision, As per Map Book 4, Page 4, Shelby County, Alabama Probate Office, its relation to the original government survey shown thereon, run along the north line of said subdivision N 88 deg. 16' 39" E 1606.38 feet; thence S 04 deg. 58' 21" W 102.0 feet; thence N 88 deg. 16' 39" E 420.0 feet to the point of beginning of the parcel of land here described; from said point, continue said course 347.167 feet; thence S 00 deg. 35' 08" E 841.44 feet to the North right of way line of Alabama Highway No. 25; thence run along said right of way line S 88 deg. 16' 39" W 338.582 feet thence run N 00 deg. 00' 05" E 841.14 feet, back to the point of beginning, containing 6.62 acres, more or less.**

**AS PER THE SURVEY OF FRANK B. GARRETT, JR., P.E. & L.S. ALA. REG. NO. 9500, DATED THE 18<sup>TH</sup> DAY OF SEPTEMBER, 1998.**

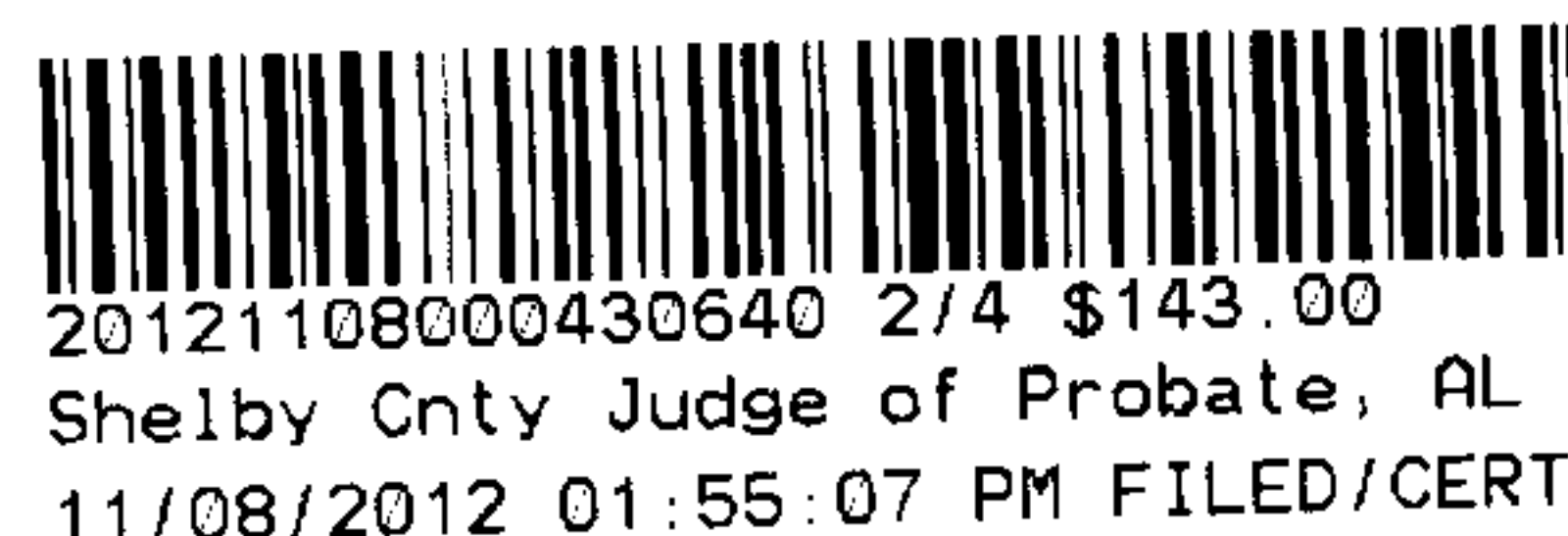
**Parcel No. 3: Lot No. 4 of Block No. 6 according to map of Arden Subdivision in the town of Montevallo, Alabama recorded in Deed Book 3, page 64 in the Office of Probate Judge Shelby County, Alabama.**

**SUBJECT TO:**

- **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Taxes for 2013 and subsequent years.**

**Sources of Title: LIBER 036, Pages 549-552 and RPB 222, Page 371.**

**JAMES HARVEY ROCHESTER, WHO WAS A GRANTEE IN EACH OF THE ABOVE REFERENCED SOURCES OF TITLE, DECEASED ON OR ABOUT JANUARY 12, 2012.**



**HAZEL DEAN ROCHESTER IS ONE AND THE SAME PERSON AS HAZEL ROCHESTER, AS REFERENCED WITHIN THE ABOVE DESIGNATED SOURCES OF TITLE.**

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, I have hereunto set my hand and seal, this 7<sup>th</sup> day of November, 2012.


Hazel Dean Rochester  
Hazel Dean Rochester

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Hazel Dean Rochester**, 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 7<sup>th</sup> day of November, 2012.

Kaysta Toltra  
Notary Public  
My Commission Expires: 8/11/2014

  
20121108000430640 3/4 \$143.00  
Shelby Cnty Judge of Probate, AL  
11/08/2012 01:55:07 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hazel Dean Rochester
Mailing Address 460 Crestview Circle
Montevallo, AL 35115

Grantee's Name Joel H. Rochester
Mailing Address 5967 Highway 25
Montevallo, AL 35115

Property Address 460 Crestview Circle and
5967 Highway 25
Montevallo, AL 35115

Date of Sale November 7, 2012
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 121,630.00 (1/2)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement

Appraisal
X Other Tax Assessment Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print Hazel Dean Rochester

Attested by

Sign Hazel Dean Rochester
(Grantor) Grantee/Owner/Agent) circle one

STATE OF ALABAMA )
COUNT OF SHELBY )

Sworn to and subscribed before me this the 7th day of November, 2012.

Notary Public
My commission expires: 8/11/2014

