

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #650
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: FREDERICK J. ROCCHIO, JR.
name
4049 WATER WILLOW LANE
address
BIRMINGHAM, ALABAMA 35244

Inst # 1995-27635

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED TWENTY THOUSAND AND NO/100-----
----- DOLLARS (\$420,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
KAY TRICK ANDERSON, a married person

(herein referred to as grantors) do grant, bargain, sell and convey unto FREDERICK J. ROCCHIO, JR. AND KATHLEEN J. ROCCHIO

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:
LOT 3004, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 30TH ADDITION,
AS RECORDED IN MAP BOOK 13, PAGE 88 A & B, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 1995 AND THEREAFTER.
EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS, AND MINERAL SEVERANCE AS
SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED
HEREIN FOR ALL PURPOSES.

LEATHA K. TRICK IS ONE AND THE SAME PERSON AS KAY TRICK ANDERSON.
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR HER SPOUSE.

\$336,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE.

10/02/1995-27635
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 95.00

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, I have hereunto set my hand(s) and seal(s), this 28th
day of September, 19 95.

_____(Seal) Kay Trick Anderson (Seal)
_____(Seal) KAY TRICK ANDERSON (Seal)
_____(Seal) _____ (Seal)

STATE OF INDIANA
DELAWARE COUNTY
I, KATHLEEN ANN RISTER (print name), a Notary Public in and for said County, in said State, hereby certify that
KAY TRICK ANDERSON
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of September A.D., 1995
Kathleen Ann Rister

Notary Public

Commission Expires: 4-2-96
MUST AFFIX SEAL

EXHIBIT "A" ANDERSON DEED

1. Right of way granted Alabama Power Company by instrument(s) recorded in Book 273, Page 215.
2. Terms, agreements and right of way to Alabama Power Company as recorded in Book 298, Page 888.
3. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 298, page 915.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 127, Page 140.
5. Certificate of Compliance as recorded in Misc. Book 34, Page 549.
6. Restrictions appearing of record in Misc. Book 14, Page 536, amended by Book 17, Page 550; Book 246, Page 889; Real Volume 291, Page 50 and on recorded map.
7. Release of damages as recorded in Real Volume 291, Page 50.
8. Easement(s) as shown on recorded map.

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