

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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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 G. ROCKCO and wife, PAULINE E. ROCKCO

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

20030410000220210 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
04/10/2003 13:42:00 FILED/CERTIFIED

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:

Part of the East ½ of the SE ¼ of Section 4, Township 24 North, Range 12 East, situated in Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the SE ¼ of the SE ¼ of said Section 4, thence Westwardly and along the North line of the SE ¼ of SE ¼ of said Section for a distance of 1024.37 feet to the intersection of the Northwesterly right of way line of Highway No. 25; thence Southwestwardly and along the Northwesterly right of way line of said Highway No. 25 for a distance of 101.4 feet; thence turn an angle to the right of 2° 11' and continue Southwestwardly and along the Northwesterly right of way line of said Highway for a distance of 70 feet to the point of beginning of the Parcel herein described; from the point of beginning thus obtained thence turn an angle to the right of 90° 35' and run Northwestwardly for a distance of 126.86 feet; thence turn an angle to the right of 90° and run Northeastwardly for a distance of 70 feet; thence turn an angle to the left of 90° and run Northwestwardly for a distance of 278.46 feet; thence turn an angle to the left of 131° 44' and run Southwardly for a distance of 596.77 feet to the Northwesterly right of way line of Highway No. 25; thence turn an angle to the left of 133° 23' and run Northeastwardly and along the Northwesterly right of way line of said Highway 25 for a distance of 201.46 feet; thence turn an angle to the left of 5° 20' and continue Northeastwardly and along the Northwesterly right of way line of said Highway 25 a distance of 174.15 feet to the point of beginning. Except right of way to Shelby County, Alabama, recorded in Deed Book 74, page 74, Probate Office of Shelby County, Alabama.

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 255, Page 477.

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 G. 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 G. Rockco and 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