


THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Douglas Rogers, Attorney at Law
3106 Independence Drive
Birmingham, AL 35209

LaVerne S. LaRocca
2525 Laurel Brook Lane
Birmingham, AL 35216

WARRANTY DEED
(Without Survivorship)


20040216000077800 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/16/2004 08:55:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

Ten and no/100----- Dollars(\$10.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **LaVerne S. LaRocca, a married person** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LaVerne S. LaRocca and Anthony V. LaRocca** and, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Lenox Place, Phase One, as recorded in Map Book 19, page 44, in the Probate Office of Shelby County, Alabama.

The property conveyed does not constitute the homestead of the Grantor nor of her spouse.

LaVerne S. Davis and LaVerne S. LaRocca are one and the same person.

TO HAVE AND TO HOLD to the said Grantee, his, her or its heirs and assigns 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 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 12th day of February, 2004.


LAVERNE S. LARocca (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LaVerne S. LaRocca 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2004.


NOTARY PUBLIC
My Commission Expires 9/9/2007