


INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH


20061115000558480 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
11/15/2006 09:10:50AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

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Send Tax Notice to: Billy G. Rockco and

(Name) 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 AND OTHER GOOD AND VALUABLE CONSIDERATION** -----
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, I,

STEVEN P. ROCKCO (also known as STEPHEN P. ROCKCO), a married man

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

BILLY G. ROCKCO, PAULINE E. 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** County, Alabama to-
wit:

**ALL OF GRANTOR'S UNDIVIDED INTEREST IN AND TO REAL PROPERTY SITUATED IN
SHELBY COUNTY, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:**

PARCEL I:

A lot in part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, 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 $\frac{1}{4}$ of SE $\frac{1}{4}$ and run North along the West line of $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 798.04
feet to point of beginning; thence run southeasterly, at an angle of 131 degrees 50 minutes 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 degrees, 46 minutes to the right and run in a
Northwesterly direction 405.28 feet to the West line of $\frac{1}{4}$ $\frac{1}{4}$ Section; thence North along said Westerly line
of $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 201.27 feet to the point of beginning.

**SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE,
SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20030410000220220.**

PARCEL II:

Block E, Lots 25 and 26, Block E of the Wilmont Subdivision as recorded in Map Book 3, Page 124 situated
in the Town of Wilton, Shelby County, Alabama; being situated in Shelby County, Alabama

**SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE,
SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20030410000220230.**

PARCEL III:

A parcel of land situated in the East half of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East in
Shelby County, Alabama and more exactly described as follows:

Spears

Commence at the northeast corner of the NE ¼ of the SE ¼ of said Section 4; thence run South 49 degrees, 45 minutes west 597.0 feet; thence run north 30 degrees, 25 minutes west 261.07 feet to the southeast border of Highway 25; thence run south 35 degrees, 02 minutes west along said border 635.32 feet; thence turn an angle to the right of 90 degrees and run 70.0 feet to the northwest border of said Highway and the point of beginning of the tract herein described; thence turn an angle of 02 degrees, 46 minutes to the right and run 126.82 feet; thence turn an angle of 90 degrees, 00 minute to the left and run 70 feet; thence turn an angle of 90 degrees, 00 minute to the left and run 126.12 feet to the northwest right of way of said Highway; thence run in a northwesterly direction along said right of way a distance of 70.0 feet to the point of beginning.

SOURCE OF TITLE: CORRECTIVE WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20040628000350730.

STEVEN P. ROCKCO IS ONE AND THE SAME PERSON AS "STEPHEN P. ROCKCO", AS DESIGNATED UPON THE ABOVE REFERENCED SOURCES OF TITLE.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

THIS DEED IS EXECUTED IN LIEU OF APPLICATION OF ALABAMA CODE SECTION 8-9-12 (1975), AS AMENDED.

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 6th day of November, 2006.

Steven P. Rockco
STEVEN P. 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 **STEVEN P. ROCKCO**, 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 6th day of November, 2006.

Kara Rin
Notary Public

My Commission Expires: 2/17/10

Shelby County, AL 11/15/2006
State of Alabama

Deed Tax: \$10.00