

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:  
(Name)

(Address)

JOSEPH R. MIRANDA, TRUSTEE  
OF THE JOSEPH R. MIRANDA  
TRUST

P. O. Box 142

Elk Grove, IL 60009-0142

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-THREE THOUSAND and 00/100, (\$63,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DANIEL JOSEPH KELLY and wife, BENITA K. KELLY and LANNY G. KELLY and wife, MARTHA S. KELLY (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOSEPH R. MIRANDA, TRUSTEE OF THE JOSEPH R. MIRANDA TRUST dated March 19, 1997

therein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 14, according to the Resurvey of Lots 1 through 64, 89 through 184 and A through C, of Applegate Manor, as recorded in Map Book 10 page 25, in the Probate Office of Shelby County, Alabama together with all rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc. by deed recorded in Real 65 page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63 page 634, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Building setback line of 30 feet reserved from Applegate Drive as shown by plat.

Easements as shown by recorded plat, including 15 feet along the Easterly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 63 page 634 and Real 125 page 299 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 337 page 235 in Probate Office.


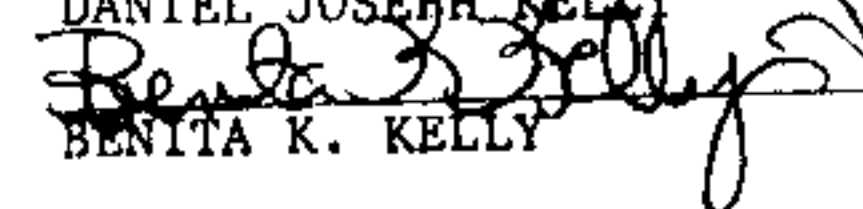
Easement(s) to Alabama Power Company as shown by instrument recorded in Real 59 page 376 in Probate Office.


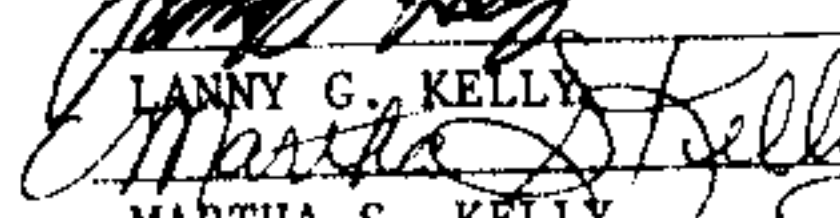
Agreement with Alabama Power Company as to underground cables recorded in Real 60 page 745 and covenants pertaining thereto recorded in Real 60 page 748 in Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of APRIL 19 98

 (Seal)  
DANIEL JOSEPH KELLY  
 (Seal)  
BENITA K. KELLY (Seal)

 (Seal)  
LANNY G. KELLY  
 (Seal)  
MARTHA S. KELLY (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that DANIEL JOSEPH KELLY, BENITA K. KELLY, LANNY G. KELLY and MARTHA S. KELLY whose name(s) 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 17th day of APRIL 19 98

My Commission Expires: 5/17/99

  
Notary Public

04/30/1998-15652  
12:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL

Index # 1998-15652