

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Salvatore Miranda and Amy Miranda
154 Roxen Road
Rockville Centre, NY 11570

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty five thousand and no/100 (\$125,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mary C. Woodfin, Trustee of the Mary C. Woodfin Family Trust** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Salvatore Miranda and Amy Miranda** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 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 7th day of September, 2005.

Mary C. Woodfin Family Trust
Mary C. Woodfin Family Trust
By: Mary C. Woodfin
Its: Trustee

Shelby County, AL 10/03/2005
State of Alabama

Deed Tax:\$125.00

STATE OF ALABAMA COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Mary C. Woodfin, Trustee of the Mary C. Woodfin Family Trust**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2005.

[Handwritten Signature]
Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2/25/2009

20051003000514870 2/2 \$139.00
Shelby Cnty Judge of Probate, AL
10/03/2005 03:31:36PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

MULBERRY LANDING, INC., PARCEL 15:
Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North $88^{\circ}00'40''$ East along the South line of said Section a distance of 2,691.52' to a point; thence North $1^{\circ}59'20''$ West a distance of 73.75' to the POINT OF BEGINNING and being on the North bank of Lay Lake; thence North $20^{\circ}15'49''$ West a distance of 167.24' to a point; thence North $15^{\circ}00'51''$ West a distance of 333.47' to a point on the Southerly right of way line of a 60' wide County Road and being in a curve to the left having a central angle of $65^{\circ}13'52''$, a radius of 50.00', a chord bearing South $80^{\circ}57'02''$ East a chord distance of 53.90' to a point, thence South $23^{\circ}34'01''$ East a distance of 222.69' to a point; thence South $27^{\circ}24'08''$ East a distance of 208.92' to a point on the said North bank of said Lay Lake; thence South $7^{\circ}03'00''$ West along said North bank a distance of 47.57' to a point; thence South $26^{\circ}47'00''$ West continuing along said North bank a distance of 43.85' to a point; thence South $63^{\circ}11'00''$ West continuing along said North bank a distance of 34.48' to a point; thence North $60^{\circ}53'32''$ West continuing along said North bank a distance of 43.19' to the POINT OF BEGINNING.