

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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Montevallo, AL 35115-0091

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Send Tax Notice to:

(Name) Salvatore Miranda and Amy Miranda

(Address) 154 Roxen Road

Rockville Center, NY 11507

MINIMUM VALUE \$1,000.00

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, We,

LANNY G. KELLY and wife, MARTHA S. KELLY

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

SALVATORE MIRANDA and wife, AMY MIRANDA

(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:

**AN EASEMENT APPURTENANT, FOR INGRESS AND EGRESS, MORE PARTICULARLY
DESCRIBED, AS FOLLOWS:**

**Commencing at the SW corner of Section 25, Township 24 North, Range 15 East, and run thence
N 88 degrees 00 minutes 40 seconds E along the S line of said Section a distance of 2788.37 feet to a
point; thence N 1 degree 59 minutes 20 seconds W a distance of 151.34 feet to a point, and being on
the N bank of Lay Lake; thence N 27 degrees 24 minutes 08 seconds W a distance of 208.92 feet to
a point; thence N 23 degrees 34 minutes 01 seconds W a distance of 222.69 feet 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 31 degrees 37 minutes 34 seconds, a radius of 50.00 feet, being the point of
beginning of the herein described easement; thence proceed along said county road upon a chord
bearing N 50 degrees 37 minutes 09 seconds E a chord distance of 10.00 feet to a point; thence turn
right and proceed southeasterly along a line which is parallel to the SW boundary line of said
property for 40 feet to a point; thence turn right 90 degrees and proceed southwesterly for 10 feet
to a point on the SW boundary line of said property; thence turn right and proceed northwesterly
along the Southwest boundary line of said property for 40 feet, to the point of beginning, being
situated in Shelby County, Alabama.**

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.



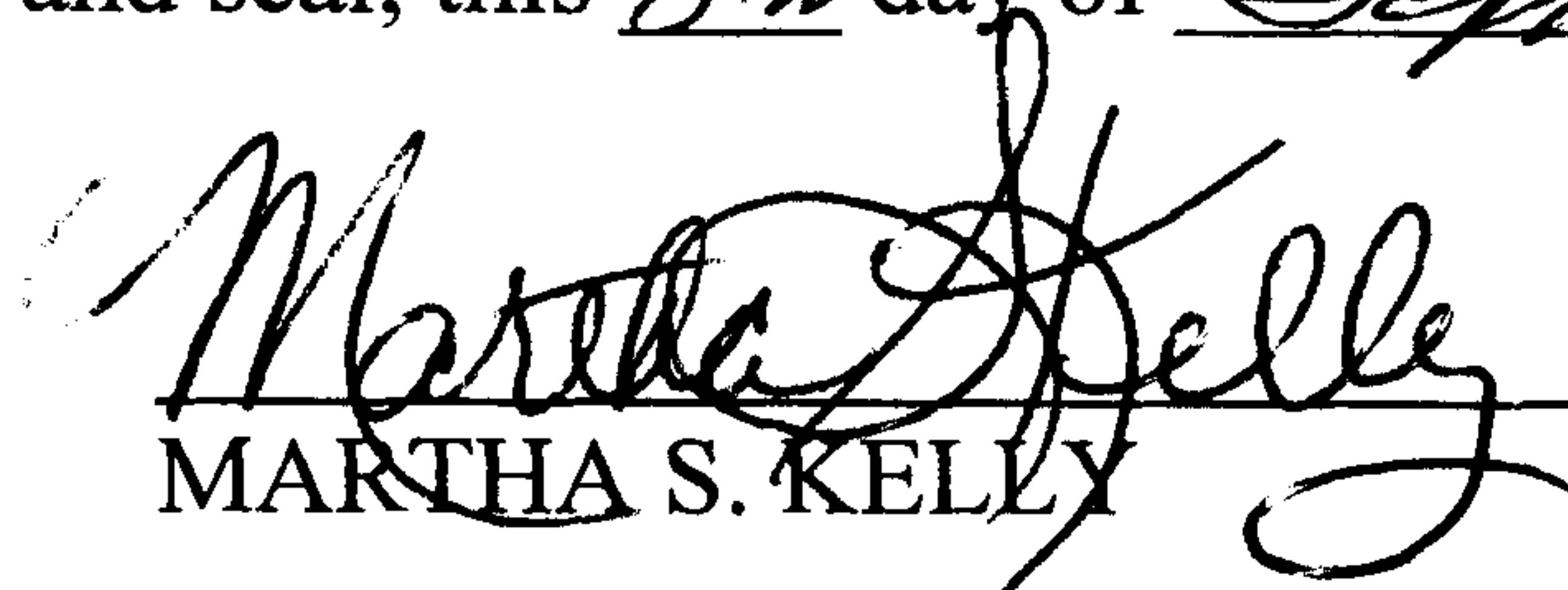
20061012000505580 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/12/2006 10:55:36AM FILED/CERT

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 8th day of Sept., 2006.



LANNY G. KELLY



MARTHA S. KELLY

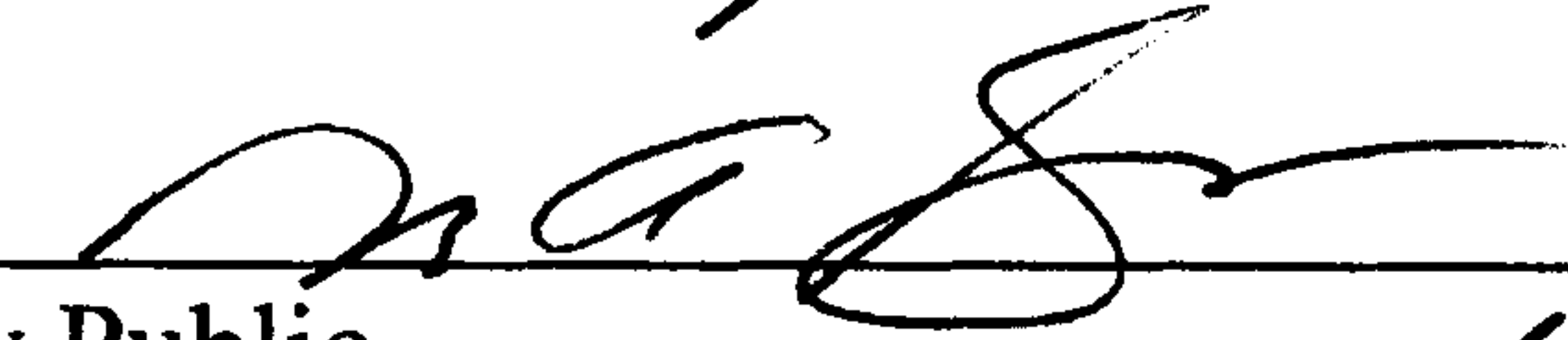
STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/12/2006
State of Alabama

Deed Tax: \$1.00

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **LANNY G. KELLY and wife, MARTHA S. KELLY**, 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 that same bears date.

Given under my hand and official seal, this the 8th day of Sept., 2006.



Notary Public
My Commission Expires: 8/13/09