

*New York*  
STATE OF ALABAMA  
COUNTY OF SHELBY  
*Nassau*

20070104000002700 1/2 \$14.00  
Shelby Cnty Judge of Probate, AL  
01/04/2007 09:15:08AM FILED/CERT

## COVENANT

WHEREAS, *Salvatore + Amy Miranda*

hereinafter called the owner(s) of certain real property situated in SHELBY COUNTY, Alabama, described in Exhibit "A", attached hereto and incorporated fully;

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative onsite sewage disposal system, hereinafter called the system, to service the facility/ dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department, hereinafter called the local health department, is conditioned upon the covenant by the owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will satisfy all of the requirements of the local health department and assure the proper functioning of the system.

NOW, THEREFORE,

"The public is hereby put on notice that the property described herein is the subject of a restricted onsite sewage disposal permit issued by the Shelby County Health Department. Subsequent purchasers are notified that there may be continuing responsibilities placed on such purchaser and they are directed to inquire at the Shelby County Health Department."

Dated this, the 25 day of October, 2006.

*[Signature]*  
*Amy Miranda*

Signature(s) of Owner(s)

*Nassau**of New York*

I, the undersigned Notary Public in and for said County, in said State, hereby certify that *SALVATORE + Amy MIRANDA*, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge(s) before me this day that, being informed of the contents thereof, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of October,  
2006.

*[Signature]*  
Notary Public - *QUALIFIED Nassau County*  
My commission expires: *May 31/2010*  
Commission No *02 PA 4804 509*

## Exhibit "A"

All the property in the survey of \_\_\_\_\_  
a map/deed of which is recorded in Map/Deed Book \_\_\_\_\_, page \_\_\_\_\_ or instrument # \_\_\_\_\_  
in the Probate Office of Shelby County, Alabama; or all property described  
in the attached legal description.



Exhibit A

20061012000505580 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/12/2006 10:55:36AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

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.**