

20140331000089750 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/31/2014 12:27:45 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo, AL 35115
1-205-665-5076

Send Tax Notice to: **Lanny G. Kelly and Martha S. Kelly**
100 Calmont Woods Drive
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

SALVATORE MIRANDA and wife, AMY MIRANDA, whose address is 154 Roxen Road, Rockville Center, New York 11570-1516

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

LANNY G. KELLY and wife, MARTHA S. KELLY, whose address is 100 Calmont Woods Drive, Montevallo, Alabama 35115

(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, 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 second 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.

Shelby County, AL 03/31/2014
State of Alabama
Deed Tax: \$1.00


THIS DEED CONSTITUTES A RECONVEYANCE OF THE ABOVE DESCRIBED EASEMENT TO THE ORIGINAL GRANTORS THEREOF, WITH DEMENSIONS OF 10' x 40' AS REFERENCED AT INSTRUMENT NUMBER: 20061012000505580.

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 24th day of March, 2014.



SALVATORE MIRANDA



AMY MIRANDA

STATE OF NEW YORK)
COUNTY OF Nassau)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **SALVATORE MIRANDA and AMY MIRANDA**, 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 24th day of March, 2014.


Notary Public
My Commission Expires: 12-4-14


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LOIS CAMARANO
Notary Public, State of New York
No. 01CA6156837
Qualified in Nassau County
Term Expires December 4, 2014