

**THIS INSTRUMENT PREPARED BY:**

William G. Nolan  
*Attorney at Law*  
The Alabama Elder Care Law Firm, LLC  
200 Office Park Drive, Ste 303  
Mtn. Brook, AL 35223  
205/390-0101

**AFTER RECORDING, MAIL TO:**

Mark E. Mizerany and Valerie K. Mizerany  
5816 Old Kendrick Rd.  
Helena, AL 35080



20231116000336450 1/3 \$277.00  
Shelby Cnty Judge of Probate, AL  
11/16/2023 11:44:35 AM FILED/CERT

Source of Title: Instrument # 19970003963400000

Parcel ID: 13 8 27 2 001 001.002

**QUITCLAIM DEED with Reservation of Life Estate**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**MARK E. MIZERANY and VALERIE K. MIZERANY**, a married couple, the GRANTORS;

Whose mailing address is 5816 Old Kendrick Road, Helena, Alabama 35080

do hereby grant, bargain, and convey unto

**MARCUS J. MIZERANY and MATTHEW K. MIZERANY**, as tenants in common, the GRANTEES,

Whose respective mailing addresses are 138 Stonehaven Drive, Pelham, AL 35124; and 1022 17th Ave, Tuscaloosa, AL 35401

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

**A portion of land situated in the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:**

**Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the North line of said Section 27, a distance of 266.30 feet; thence run left 90 deg. 26 min. 35 sec. and run South a distance of 216.37 feet to the intersection with the Northerly right of way line of Roy Drive; thence turn left 90 deg. 01 min. 15 sec. and run East along said right of way line a distance of 12.0 feet to a point of curve to the right having a radius of 317.75 feet and a central angle of 55 deg. 09 min. 22 sec.; thence continue Southeasterly along said right of way line an arc distance of 305.88 feet to the intersection with the East line of said 1/4 -1/4 Section; thence from the Tangent of the last described curve; turn left 146 deg. 36 min. 47 sec. and run North along said 1/4-1/4 Section line a distance of 350.73 feet to the point of beginning; being situated in Shelby County, Alabama.**

COMMONLY known as: 5816 Old Kendrick Road, Helena, Alabama 35080

TAX ASSESSOR'S VALUE: \$248,890.00

DATE OF SALE:

8/30/23

TO have and to hold to the said grantee and grantee's assigns forever.

Shelby County, AL 11/16/2023  
State of Alabama  
Deed Tax: \$249.00



The land described herein (You must make a selection):

  X   is homestead property of the said grantor

       is **NOT** homestead property of the said grantor



20231116000336450 2/3 \$277.00  
Shelby Cnty Judge of Probate, AL  
11/16/2023 11:44:35 AM FILED/CERT

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantors have reserved the use and enjoyment of said property for the life of the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises until the last to die of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of their share of the property during the lives of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantors, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

**NOTE:** This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantors or the Grantees, and all information contained herein has been provided by the Grantor and Grantee.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal, this the 30<sup>th</sup> day of August, 2023.

MARK E. MIZERANY

VALERIE K. MIZERANY



STATE OF ALABAMA )  
JEFFERSONCOUNTY )

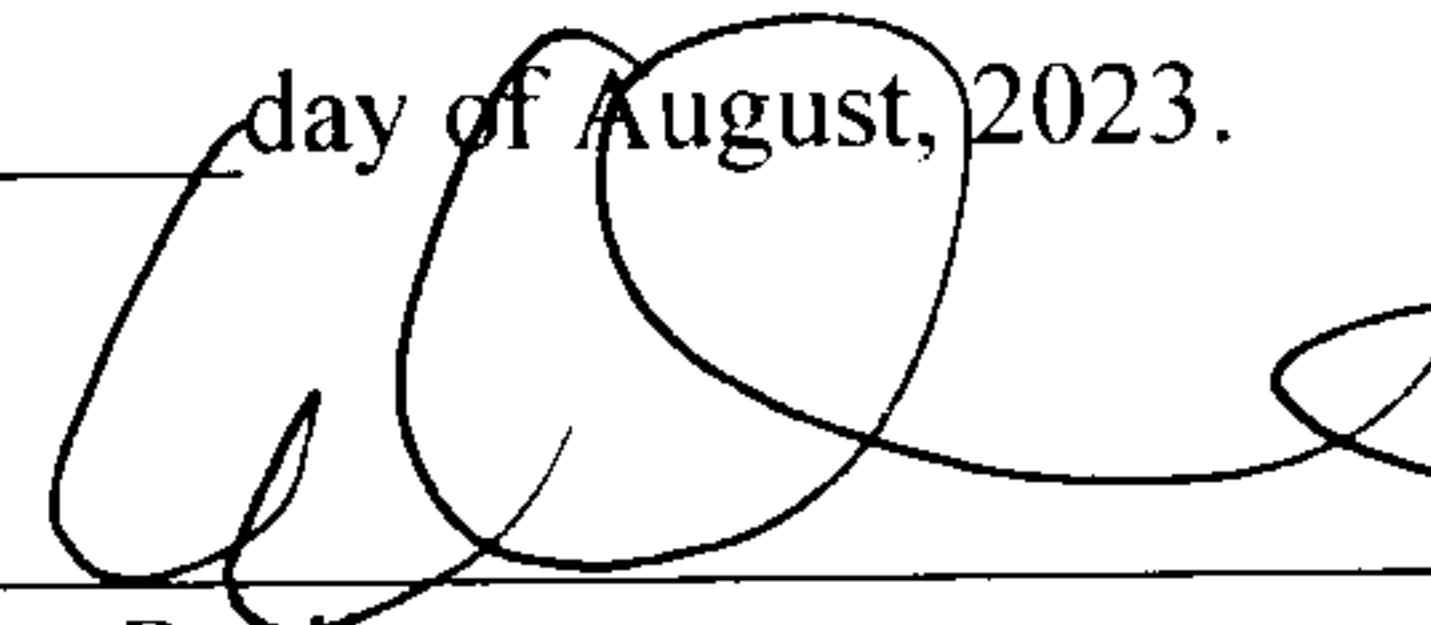
ACKNOWLEDGMENT



20231116000336450 3/3 \$277.00  
Shelby Cnty Judge of Probate, AL  
11/16/2023 11:44:35 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark E. Mizerany and Valerie K. Mizerany, 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 30 day of August, 2023.

  
\_\_\_\_\_  
Notary Public

WILLIAM GRADY NOLAN  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JAN. 15, 2025

