

0099 SEP 26 11

110002438

Prepared by Thomas M. Jackson Jr.

Deed prepared without the benefit of title search

Return to: Carl L. Alley
Martha J. Alley
2670 Austinville Road
Austinville, VA 24312

A recording exemption as set out in Section 58.1-811(d) Virginia Code 1950 as amended is claimed and herein set out pursuant to Section 17.1-223 of the Virginia Code 1950 as amended.

THIS DEED OF GIFT, made this 23rd day of September, 2011, by and between CARL L. ALLEY and MARTHA J. ALLEY, married persons, Grantors and KIMBERLY J. ARNOLD, WILLIAM K. ALLEY, MICHELLE A. DUNCAN, CARL MICHAEL ALLEY, VICTORIA LYNN ALLEY, herein called, Grantees.

WITNESSETH

That for and in consideration of the love and affection the Grantors herein have for the Grantees herein, the Grantors, RESERVING UNTO THEMSELVES A LIFE ESTATE IN THE HEREIN DESCRIBED REAL ESTATE, herein gives, grants and conveys unto the Grantee herein in fee simple absolute, with covenants of GENERAL WARRANTY OF TITLE and MODERN ENGLISH COVENANTS, all their interest in a certain parcel of land lying and being in the Lead Mines Magisterial District of Wythe County, Virginia more particularly described as follows:

Tax Map Number: 75-0019

BEGINNING at a stake on the Lead Mines Road corner to the property conveyed by Walter M. Cornett and Edna M. Cornett to R. A. Smith by Deed dated October 15, 1928, and thence with lines of the said Smith property N 42° 21' W. 822.8 feet to a stake corner to R. A. Smith land; thence N 47° 18' E. 137.4' to a stake; thence S 40° 59' E. 778' to a stake on said Lead Mines Road and thence with said road S 26° 18' W 126.0" to the point of beginning, containing 2.339 acres and being the same tract which was conveyed to the parties to the first part by Chas. B. James and wife, by deed dated Feb.

Examined Sept 23, 20 11

Carl Alley
2670 Austinville Road Austinville
Tested: Shirley Perry Dep. Clerk

The Jackson
Law Group^{PC}

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18, 1937, and recorded in the Clerk's Office of Wythe County in Deed Book 95, Page 287. Being the same property conveyed unto Carl L. Alley and Martha S. Alley by Deed dated May 5, 1969 and of record in the Clerk's Office of the Circuit Clerk of Court of Wythe County in Deed Book 204, Page 1, to which reference is hereby made for chain of title.

There is excepted from this conveyance a parcel of land containing 0.05 acre more or less conveyed unto Commonwealth of Virginia for improvements to Virginia Secondary Route 619.

To have and to hold the above described parcel of land, together with the privileges and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made SUBJECT to such conditions, reservations, restrictions and easements of record to the extent that they may lawfully apply to the property conveyed.

WITNESS the following signature(s) and seal(s):

Carl L. Alley (SEAL)
CARL L. ALLEY
Martha S. Alley (SEAL)
MARTHA S. ALLEY

STATE OF VIRGINIA

COUNTY OF WYTHE, to-wit:

I, Della M. Russell, a Notary Public in and for the State and County aforesaid, certify that CARL L. ALLEY and MARTHA S. ALLEY, Grantors to the foregoing Deed bearing date of September 23, 2011, this day personally appeared before me in my State and County aforesaid and signed and acknowledged the same.

Given under my hand this September 23, 2011.

Della M. Russell
NOTARY PUBLIC

My commission expires:

DELLA MAE RUSSELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7211542
My Commission Expires May 31, 2012

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INSTRUMENT #110002438
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
SEPTEMBER 23, 2011 AT 10:29AM
Ashley King
HAYDEN H. FORNEY, CLERK
RECORDED BY: ADC