

This instrument was prepared by

(Name) Scott J. Humphrey, LLC
(Address) 2100 SouthBridge Parkway
Birmingham, Al. 35209

Send tax notice to: Frank Ricchiuti
311 Wynlake Circle
Montevallo, Al. 35111

Form 1-1-7 Rev. 8-76

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred twenty-seven thousand nine hundred and no/100 (\$127,900.00)
Dollars

to the undersigned grantor, Brookland Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Frank Ricchiuti and Sandra Lea Ricchiuti

(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, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Wynlake Subdivision, Phase I, as recorded in
Map Book 19, page 156 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$25,000 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Inst # 1996-03378

02/01/1996-03378
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 GWA 111.50

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 of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Amir H. Ashtarani
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of January 19 96

ATTEST:

BROOKLAND CORPORATION

By Amir H. Ashtarani
Secretary President
Amir H. Ashtarani

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Amir H. Ashtarani
whose name as President of Brookland Corporation
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 24 day of January 19 96

MY COMMISSION EXPIRES JANUARY 24, 1998 Public