

This instrument was prepared by
A. Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

File #0308-22

SEND TAX NOTICE TO:

Emile Lutfi

5900 Waterscape Pass
Hoover AL 35244

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty-Two Thousand Five Hundred and 00/100 (\$452500) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Rebecca L. Corretti, as sole shareholder of Corretti, Inc., dissolved on June 21, 2002 in Instrument No. 200210/3485** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Emile Lutfi and Faris Lutfi** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Legal attached in Exhibit "A"

Not the homestead of the grantor.

SUBJECT TO:

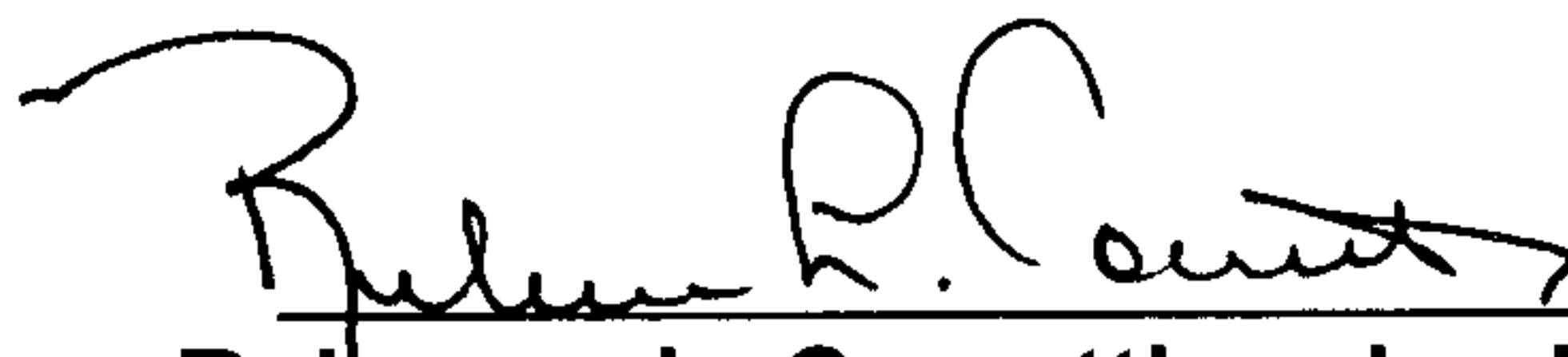
1. Taxes for the year beginning October 1, 2007, which constitutes a lien, but are not yet due and payable until December 31, 2008.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

\$249900 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. 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 encumbrances, 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

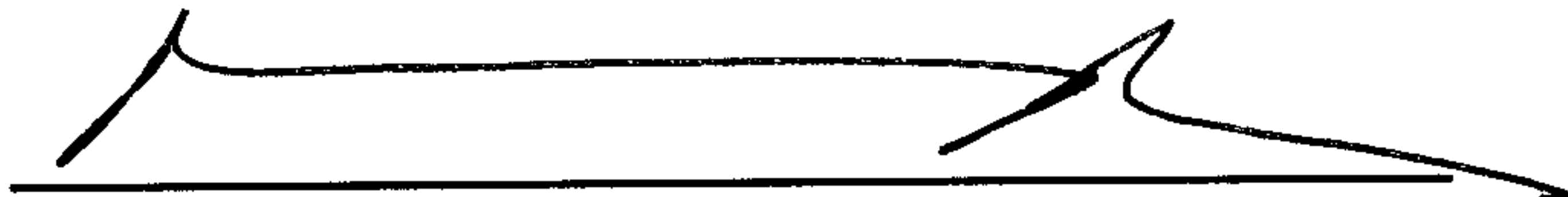
IN WITNESS WHEREOF, the said GRANTOR, by of **Rebecca L. Corretti, sole shareholder of Corretti, Inc.**, a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the **27th** day of **March, 2008**.

 (SEAL)
Rebecca L. Corretti, sole shareholder

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **of Rebecca L. Corretti, as sole shareholder of Corretti, Inc., a corporation, dissolved on June 21 2002 in Instrument No. 200210/3485, 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, on the day the same bears date.**

Given under my hand and official seal this 27th day of March, 2008.


Notary Public
My commission expires 11-29-2011

LEGAL DESCRIPTION

A parcel of land containing Lots 3, 4 and 5, Murray Oaks Estates, as recorded in Map Book 19, on Page 105, in the Probate Office of Shelby County, Alabama and Lot 2-A, a resurvey of Lots 1 and 2, Murray Oaks Estates, as recorded in Map Book 21, on Page 142, in the Probate Office of Shelby County, Alabama and acreage situated in Section 23, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence run in a Westerly direction along the North boundary of said quarter-quarter section for a distance of 581.74 feet; thence turn an angle to the left of 134 degrees, 54 minutes, 00 seconds and run in a Southeasterly direction for a distance of 819.88 feet, more or less, to the point of beginning on the Southeast right of way line of Cahaba Valley Road; thence turn an angle to the right of 91 degrees, 18 minutes, 20 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 420.05 feet to an iron pin set; thence turn an angle to the left of 0 degrees, 00 minutes, 13 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 209.99 feet to an iron pin found; thence turn an angle to the right of 0 degrees, 23 minutes, 01 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 189.04 feet to a concrete monument found on a curve to the right having a central angle of 08 degrees, 50 minutes, 06 seconds and a radius of 1,001.97 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Southeast right of way line for a distance of 154.50 feet to an iron pin found; thence turn an angle from the chord of last stated curve to the left of 85 degrees, 15 minutes, 21 seconds and run in a Southeasterly direction for a distance of 475.12 feet to an iron pin found; thence turn an angle to the left of 56 degrees, 13 minutes, 02 seconds and run in an Easterly direction for a distance of 90.76 feet to an iron pin found; thence turn an angle to the left of 34 degrees, 50 minutes, 40 seconds and run in a Northeasterly direction for a distance of 504.29 feet to an iron pin found; thence turn an angle to the left of 11 degrees, 38 minutes, 06 seconds and run in a Northeasterly direction for a distance of 497.40 feet to an iron pin found; thence turn an angle to the left of 87 degrees, 50 minutes, 29 seconds and run in a Northwesterly direction for a distance of 563.75 feet to the point of beginning.

Situated in Shelby County, Alabama.