

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To:
Ricardo C. Testino
2269 Richmond Circle
Pelham, Alabama 35124

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred five thousand and No/100 (105,000.00)

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

Ricardo C. Testino and Cathy M. Testino

(herein referred to as GRANTEEES) 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 6, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book
14 page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1991.

Subject to items on attached Exhibit "A".

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\$84,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, their heirs and assigns, that in lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Jackson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of September, 1991

ATTEST:

Crestwood Homes, Inc.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, Larry L. Halcomb,
State, hereby certify that B. J. Jackson
whose name as President of Crestwood Homes, Inc.
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 10th day of September, 1991

Larry L. Halcomb

Notary Public

Exhibit "A"

1. Public utility easements as shown by recorded plat, including a 15 foot easement through the center and a 10 foot easement on the South and Southwest corner of subject property.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 278 page 227 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 179 page 375; Deed Book 315 page 207 and Deed Book 306 page 390 in Probate Office.
4. Agreement with Alabama Power Company as to underground cables recorded in Real 298 page 933 and covenants pertaining thereto recorded in Real 298 page 895 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 196 page 548 in Probate Office.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 14 page 10 in Probate Office
7. Agreement between United States Pipe & Foundry and Alabama Power Company as set out in Deed Book 264 page 28 in the Probate Office.

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I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 12 AM 9:03

JUDGE OF PROBATE

1. Deed Tax	\$ 21.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 30.00