

This instrument was prepared by

(Name) Scott J. Humphrey, LLC Send tax notice to: Jackie Lee Hedges
2100 Southbridge Parkway 312 WynLake Circle
(Address) Birmingham, Al. 35209 Montevallo, Al. 35115

Form 1-1-1 Rev. 6-70

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 forty thousand eight hundred fifty and no/100 (\$140,850.00)
Dollars

to the undersigned grantor, Brookland Corp. 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

Jackie Lee Hedges and Karen S. Hedges

(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 7, 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.

\$143,650.00 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Inst # 1995-32509

11/09/1995-32509
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Amir Ashtaran
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1 day of November 19 95

ATTEST:

BROOKLAND CORP.

By *Amir H. Ashtaran* President
Secretary Amir Ashtaran

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that Amir Ashtaran
whose name as President of Brookland Corp.
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 1 day of November 19 95

MY COMMISSION EXPIRES JANUARY 24, 1996 Notary Public

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