

This instrument was prepared by

(Name) Scott J. Humphrey, LLC Send tax notice to: Mark L. Taylor
3821 Lorna Rd. 513 Wynlake Court
(Address) Birmingham, Al. 35244 Montevallo, Al. 35115

Form 1-1-7 Rev. 3-70

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 fifty-six thousand three hundred eighty and no/100 (\$156,380.00) 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

Mark L. Taylor and Sandra K. Taylor

(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 35, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, page 12 A&B in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$116,350.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-15028

05/08/1996-15028
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 49.00

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 contingent 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 encumbrances, 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 25 day of April 1996

ATTEST:

BROOKLAND CORPORATION

By Amir H. Ashtarani
AMIR H. ASHTARANI President

Secretary

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 25 day of April 19 96

MY COMMISSION EXPIRES JANUARY 24, 1997 Notary Public

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