

This instrument was prepared by

Send Tax Notice To: Jack H. Viskil

(Name) LANGE, SIMPSON ET AL

name

127 Crestmont Lane

address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35204

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND THREE HUNDRED FIFTEEN AND NO/100-----DOLLARS (\$128,315.00)

to the undersigned grantor, Builder's Group, Inc.

(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 Jack H. Viskil and wife, Maria J. Hoendermis-Viskil

(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 33, according to the Resurvey of Crestmont, as recorded in Map Book 22, page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. 10 foot building line as shown by recorded map.
3. 20 foot buffer area on rear as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions or covenants recorded in Instrument No. 1996-41131 and Instrument No. 1997-15761.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 514.
7. Right of way granted to Alabama Power Company by instrument recorded in Volume 120, page 264.

\$121,875.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

10/14/1997-33306
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 15.00

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of October 1997
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovson
State, hereby certify that Thomas A. Davis
whose name as President of Builder's Group, 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of October 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson
Notary Public

Notary Public

Inst # 1997-33306