

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

Dominick M. Viruleg
5105 Skylark Drive
Birmingham, AL 35243

(Name) LARRY L. HALGOMB
ATTORNEY AT LAW
(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 35208

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

State of Alabama
SHELBY County

That in consideration of Eighty-three thousand four hundred and no/100 (\$ 83,400.00) Dollars

to the undersigned grantor, JimNi Construction, Inc. 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

Dominick M. Viruleg and Karen Mullins Viruleg

(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

Lot 2, according to the map and survey of Meadow Brook, 9th Sector, as recorded
in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines, rights of way and agreement with
Alabama Power Company of record.

\$ 71,400.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 31st day of
October 19 84

ATTEST:

STATE OF ALA. SHELBY County JimNi Construction, Inc.
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

1984 NOV -6 AM 11:29
Sec 114 007-154

President

State of Alabama
JEFFERSON County

JUDGE OF THE COURT

Deed TAX 12.00
Rec 2.50
Ind 1.00
15.50

I, Larry L. Halcomb, a Notary Public in and for said
county in said state, hereby certify that James M. Green
whose name as President of the JimNi Construction, 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 2nd day of November, 1984

My Commission Expires 1/23/86

Larry L. Halcomb Notary Public