

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Vilis Krumalis
1521 Wingfield Court
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY EIGHT THOUSAND AND NO/100 DOLLARS (\$268,000.00) to the undersigned grantor, BYRNE & COMPANY BUILDERS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto VILIS KRUMALIS AND ALICE DAVIS KRUMALIS, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 818, according to the Survey of Brook Highland, 8th Sector, 2nd Phase, as recorded in Map Book 16, Page 96 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$200,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, 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, BYRNE & COMPANY BUILDERS, INC. the said GRANTOR, by PAUL M. BYRNE, JR. its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 15TH day of December, 1993.

BYRNE & COMPANY BUILDERS, INC.

By: Paul M. Byrne, Jr.
PAUL M. BYRNE, JR., PRESIDENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

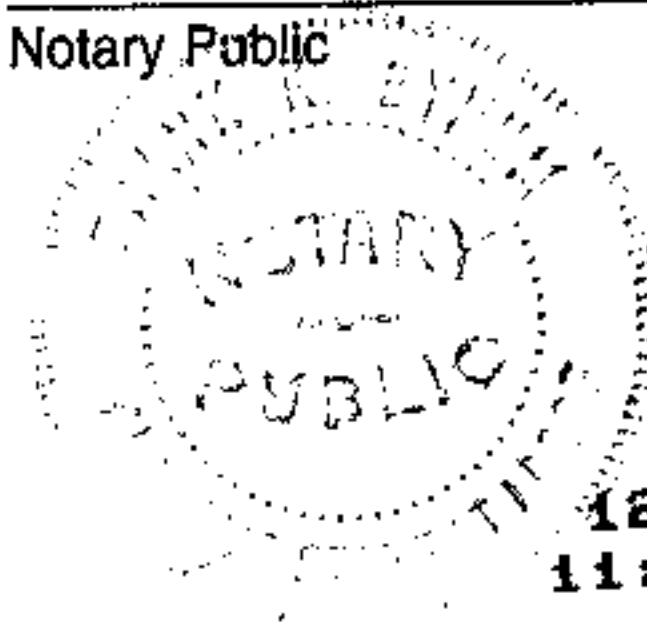
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAUL M. BYRNE, JR. whose name as PRESIDENT of BYRNE & COMPANY BUILDERS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity 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 15TH day of DECEMBER, 1993.

My Commission Expires: 11/20/96

zbyrne

Notary Public



Inst # 1993-40965

12/21/1993-40965
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 76.50

Inst # 1993-40965