

20161107000410030
11/07/2016 10:54:04 AM
DEEDS 1/1

This instrument was prepared by: Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209
Send Tax Notice To: John Nichlous Venegoni
1366 Willow Oaks Drive
Wilsonville, AL 35185
(which is the property address)

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor
STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty-Five Thousand Six Hundred Fifty-Five and No/100 (\$ 265,655.00) Dollars
(as evidenced by the closing statement)
to the undersigned grantor, Embassy Homes, LLC, a limited liability company
(whose address is: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)
(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 John Nichlous Venegoni and Laura A. Venegoni
(whose address is the property address)
(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 331, according to the Survey of Willow Oaks, as recorded in Map
Book 38, Page 137, in the Probate Office of Shelby County, Alabama.

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

\$ 212,524.00 of the purchases price recited above was paid from 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 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 it 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, the said GRANTOR, by its member who is authorized to
execute this conveyance, has hereto set its signature and seal, this the 4th day of
November, 2016.

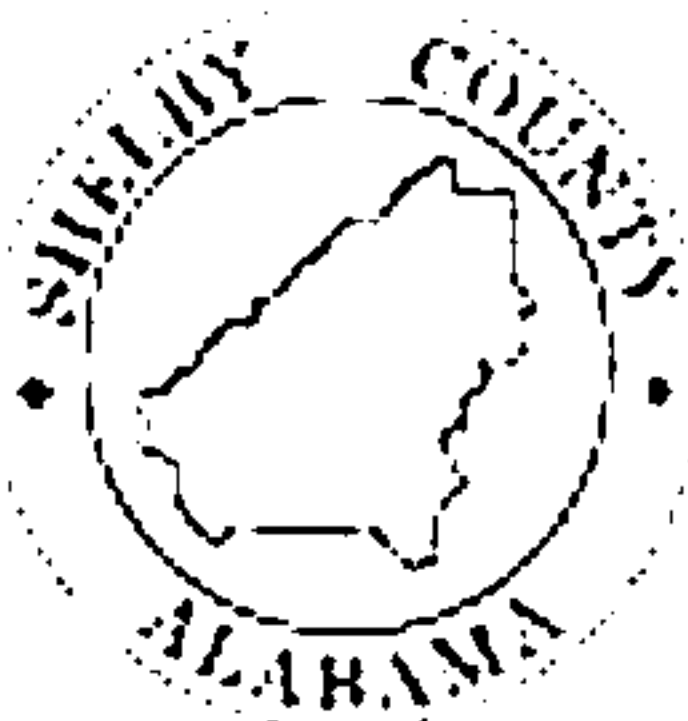
ATTEST: Embassy Homes, LLC
By: Clark Parker, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
Limited Liability Acknowledgment

William H. Halbrooks
I, William H. Halbrooks, a Notary Public in and for said County, in said State,
hereby certify that Clark Parker whose name as member of Embassy Homes, LLC
a limited liability company, 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/she, as such officer and with full authority, executed the same voluntarily for and on behalf of
said limited liability company.

Given under my hand and official seal, this the 4th day of November, 2016.

My Commission Expires: 4/21/20 William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/07/2016 10:54:04 AM
\$68.50 DEBBIE
20161107000410030

Handwritten signature of William H. Halbrooks.