

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 290E  
(Address) Birmingham, AL 35223

Send Tax Notice To: Larry Noel Palmer  
Sandra C. Palmer  
name  
564 Russet Bend Drive  
Hoover, AL 35244  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Twenty-Five Thousand Five Hundred and No/100's----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harold S. Blaunstein and wife, Karen A. Blaunstein

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Noel Palmer and Sandra C. Palmer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 21, according to the Survey of Russet Bend, as recorded in Map Book 11,  
Page 52, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable  
until October 1, 1995.

Existing easements, restrictions, set-back lines and limitations of record.

\$119,200.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

st # 1995-20511

08/01/1995-20511  
01:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators  
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our 1 hand(s) and seal(s), this 28th  
day of March, 19 95.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Harold S. Blaunstein (Seal)  
Harold S. Blaunstein  
Karen A. Blaunstein (Seal)  
Karen A. Blaunstein  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Harold S. Blaunstein and wife, Karen A. Blaunstein  
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 28th day of March A. D., 19 95

My Commission expires: 1/28/99

AFFIX SEAL

Karen A. Diane M. Burton  
Notary Public.

st # 1995-20511

CLAYTON T. SWEENEY, ATTORNEY AT LAW