

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
Renato & Rebeca Nascimento
118 Sheffield Lane
Birmingham, AL 35242

Presents:

THAT IN CONSIDERATION OF **TWO- HUNDRED AND EIGHTY-THREE THOUSAND AND FIVE-HUNDRED DOLLARS (\$283,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steven M. Palm and wife Francine C. Palm (herein referred to as grantors) do grant, bargain, sell and convey unto Renato Nascimento and Rebeca Nascimento (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 1518, according to the Map of Highland Lakes, 15th Sector, an Eddleman Community, as recorded in Map Book 23, page 133, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 15th Sector, recorded as Instrument #1998-12384 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the “Declaration”).

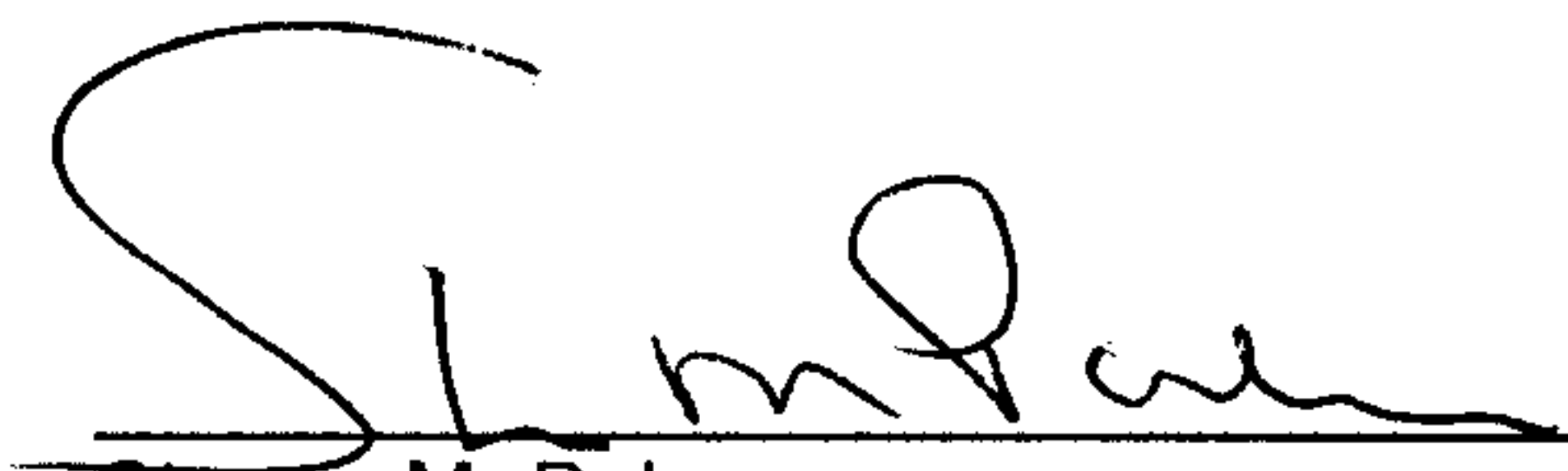
Subject to Easements, Restrictions and rights of way of record.

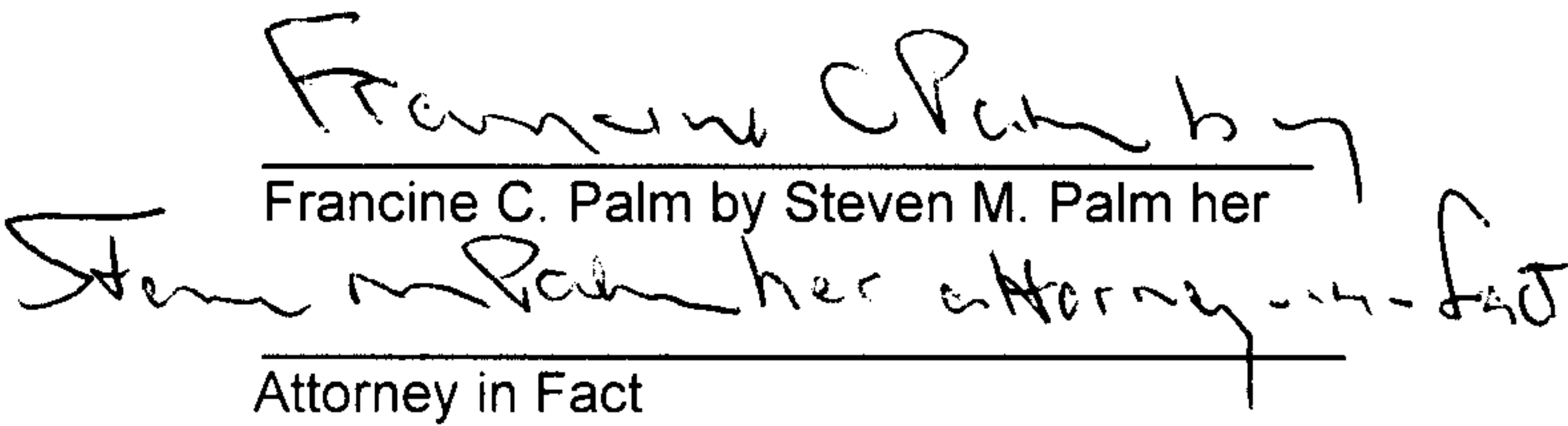
\$269,325.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

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 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 8th day of July, 2010.
WITNESS:


Steven M. Palm


Francine C. Palm by Steven M. Palm her Attorney in Fact

Shelby County, AL 08/06/2010
State of Alabama
Deed Tax : \$14.50


20100806000253180 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
08/06/2010 01:18:14 PM FILED/CERT

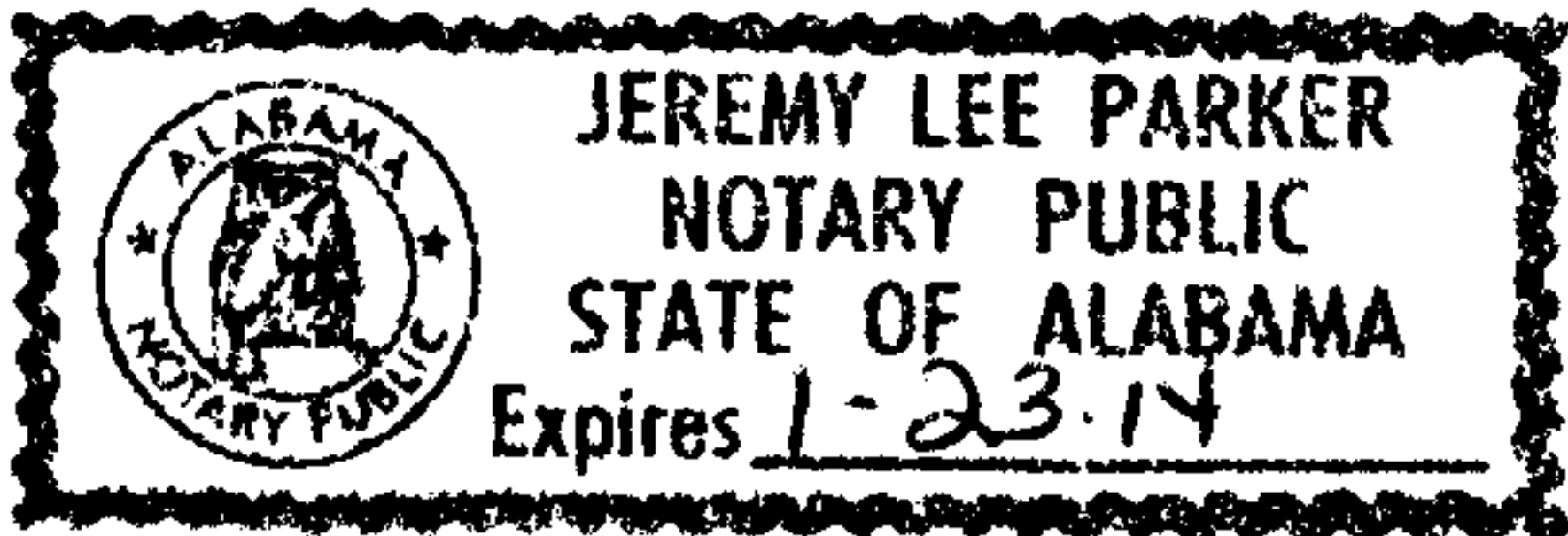
STATE OF ALABAMA
COUNTY SHELBY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Steven M. Palm whose name(s) 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 8th day of July, 2010.



NOTARY PUBLIC
MY COMMISSION EXPIRES:

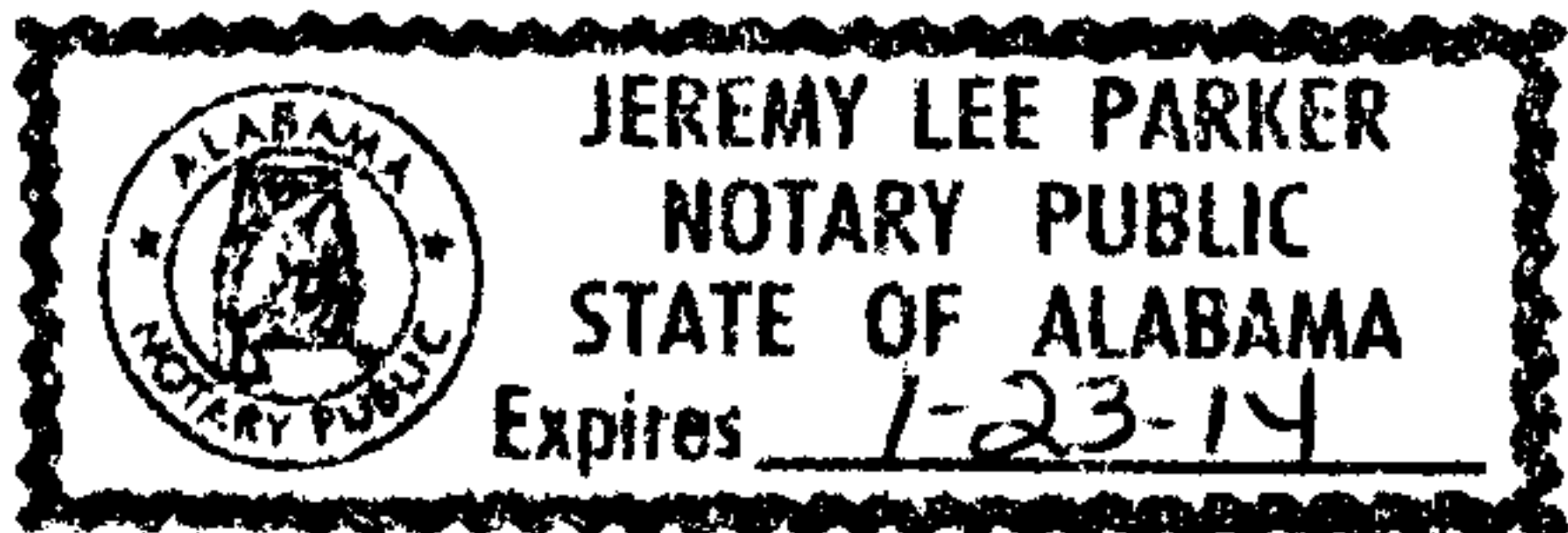


STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Steven M. Palm whose name as Attorney in Fact for Francine C. Palm, 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 Francine C. Palm. Given under my hand and official seal, this the 8th day of July, 2010.



Notary Public
My Commission Expires:



PREPARED BY:
PARKER LAW FIRM, LLC
1560 Montgomery Hwy, Ste 205
Birmingham, AL 35216


20100806000253180 2/2 \$29.50
Shelby Cnty Judge of Probate, AL
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SMP
RP by SMP as att. in fact