

Send tax notice to:  
LUCIO RAFAEL COSTA  
166 SUNSET LAKE DRIVE  
CHELSEA, AL 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

FILE #2011031108

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ten Thousand and no/100ths Dollars (\$210,000.00) in hand paid to the undersigned, FRONTIER BANK, a banking corporation (hereinafter referred to as "Grantor") by LUCIO RAFAEL COSTA and SIMONE DA SILVA TEIXEIRA COSTA (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 63, according to the Final Plat of Sunset Lake, Phase 2, as recorded in Map Book 31, page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

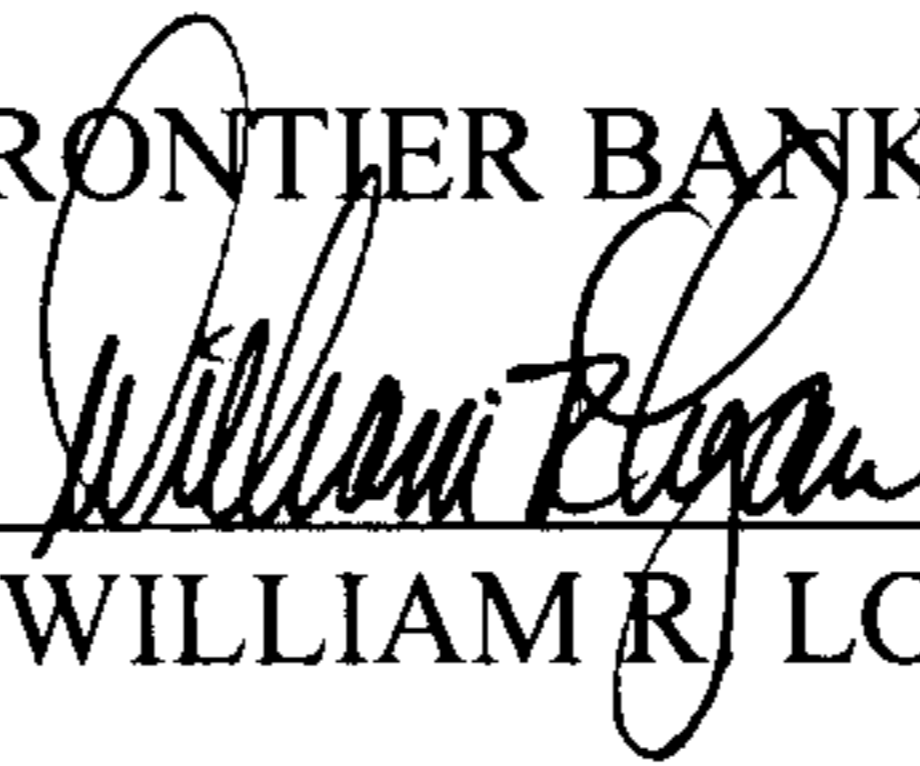
1. Taxes for the year beginning October 1, 2010 which constitutes a lien but are not due and payable until October 1, 2011.
2. Building setback line of 30 feet reserved from Sunset Lake Drive as shown by recorded plat.
3. Restrictions, covenants, and conditions as set out in Inst. #20030730000490260, and amended in Inst. #20040226000098860, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Restrictions, limitations and conditions as set out in Map Book 31, page 73, in said Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company as set out in Deed Book 229, page 500, and Deed Book 234, page 887, in the Probate Office.
6. Easement to Alabama Power Company, as shown by instrument recorded in Inst. #20031001000661110, in said Probate Office.
7. Right(s)-of-Way(s) granted to Shelby County for road as set out in Deed Book 252, page 244 and Deed Book 229, page 492, in the Probate Office.

\$168,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees and unto heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the said Grantor, FRONTIER BANK, a banking corporation by WILLIAM R. LOGAN its SENIOR VICE PRESIDENT, CREDIT ADMINISTRATOR, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 18<sup>TH</sup> day of MARCH, 2011.

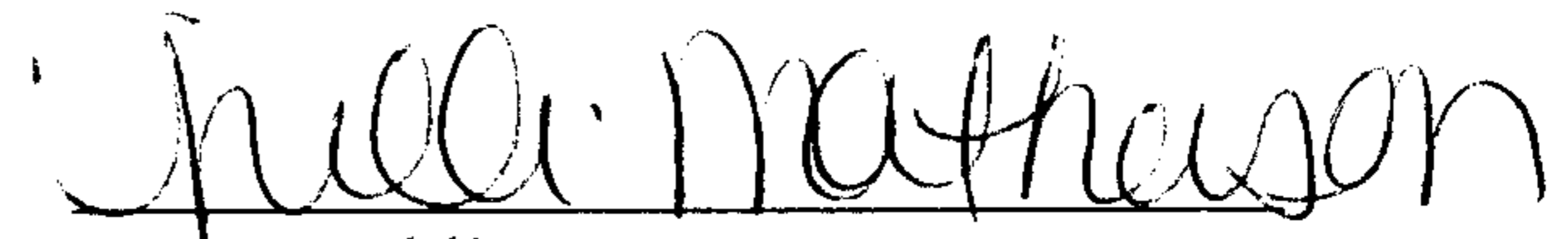
FRONTIER BANK, a banking corporation  
By:   
WILLIAM R. LOGAN

ITS Senior Vice President, Credit Administrator


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM R. LOGAN, whose name as SENIOR VICE PRESIDENT, CREDIT ADMINISTRATOR of FRONTIER BANK, a banking corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18<sup>th</sup> day of MARCH, 2011.

  
Notary Public  
Print Name: Nikki Matherson  
Commission Expires:

Nikki Matherson  
MY COMMISSION EXPIRES  
OCTOBER 21, 2012

  
20110321000089980 2/2 \$57.00  
Shelby Cnty Judge of Probate: AL  
03/21/2011 04:25:04 PM FILED/CERT