

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Pedro M. da Costa and Stephanie da Costa  
3145 Chestnut Oaks Dr  
Birmingham, AL 35244

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$269,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jerry Price and Colleen Price, a married couple (the "Grantor", whether one or more), whose mailing address is 6150 CROWNIE FALLS PKWY  
BHAM, AL 35244

do hereby grant, bargain, sell, and convey unto Pedro M. da Costa and Stephanie da Costa (the "Grantees"), whose mailing address is 3145 Chestnut Oaks Dr, Birmingham, AL 35244, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 3145 Chestnut Oaks Dr, Birmingham, AL 35244; to-wit:

Lot 21A, according to the map or survey of Resurvey of Lots 15 through 29, inclusive, The Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Probate Office Shelby County, Alabama.

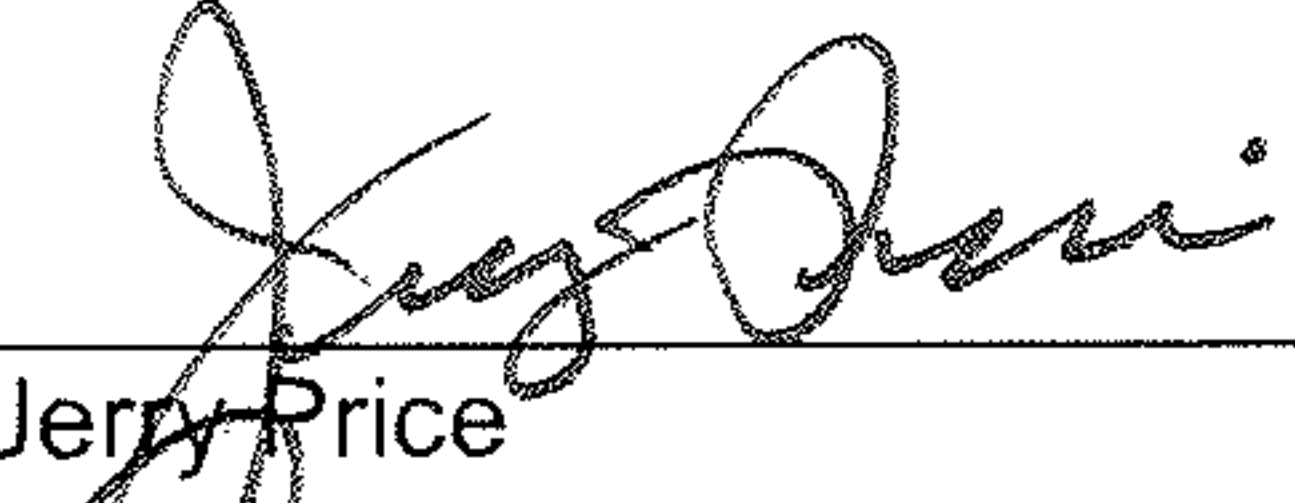

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Note: \$269,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jerry Price and Colleen Price, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of May, 2018.

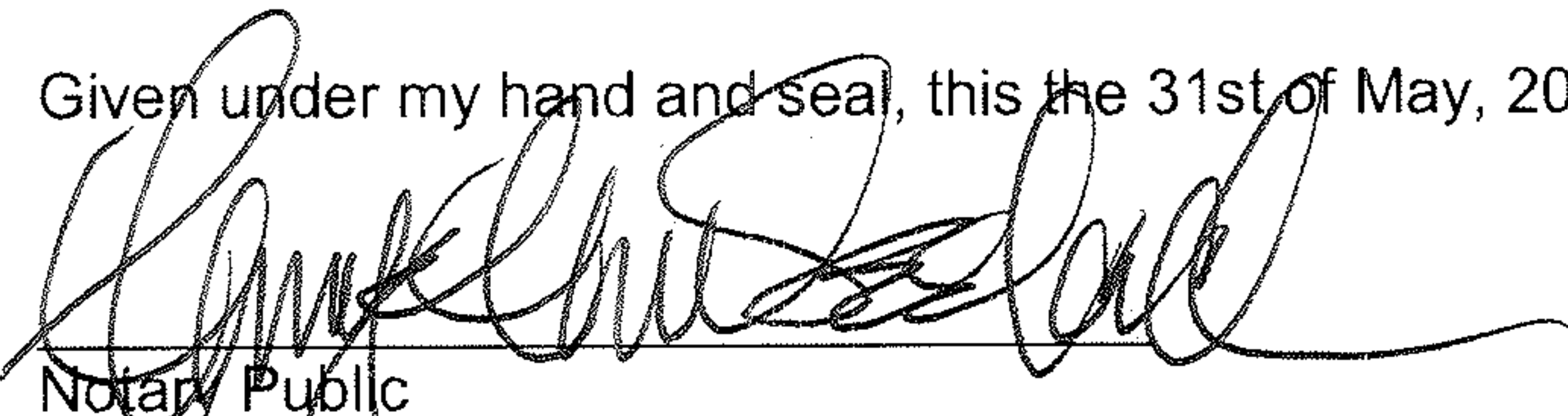
  
Jerry Price  
  
Colleen Price

State of Alabama

County of Jefferson

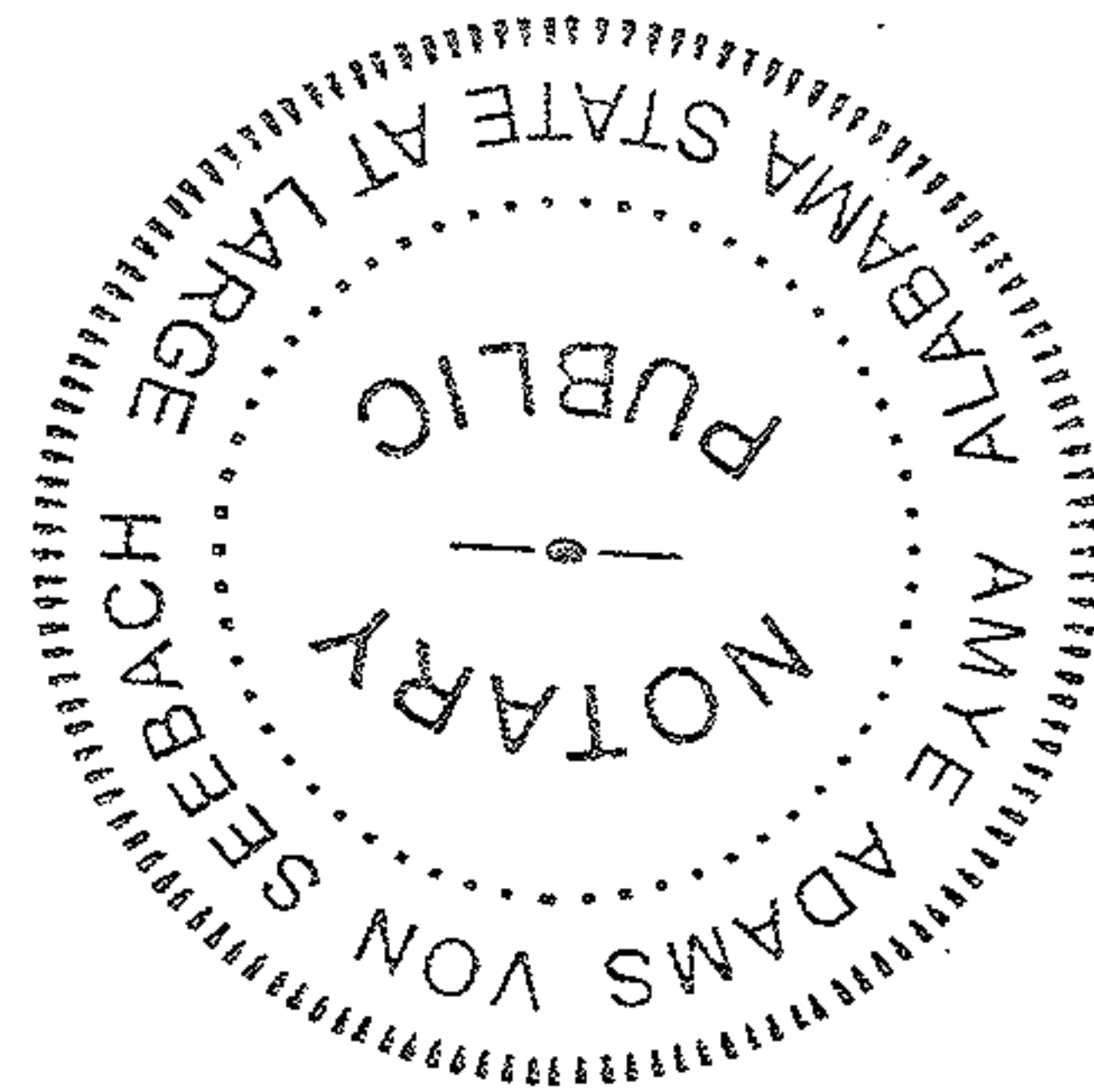
I, The Undersigned, a notary for said County and in said State, hereby certify that Jerry Price and Colleen Price, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of May, 2018.

  
Notary Public

Commission Expires:

My Commission Expires:  
June 17, 2021

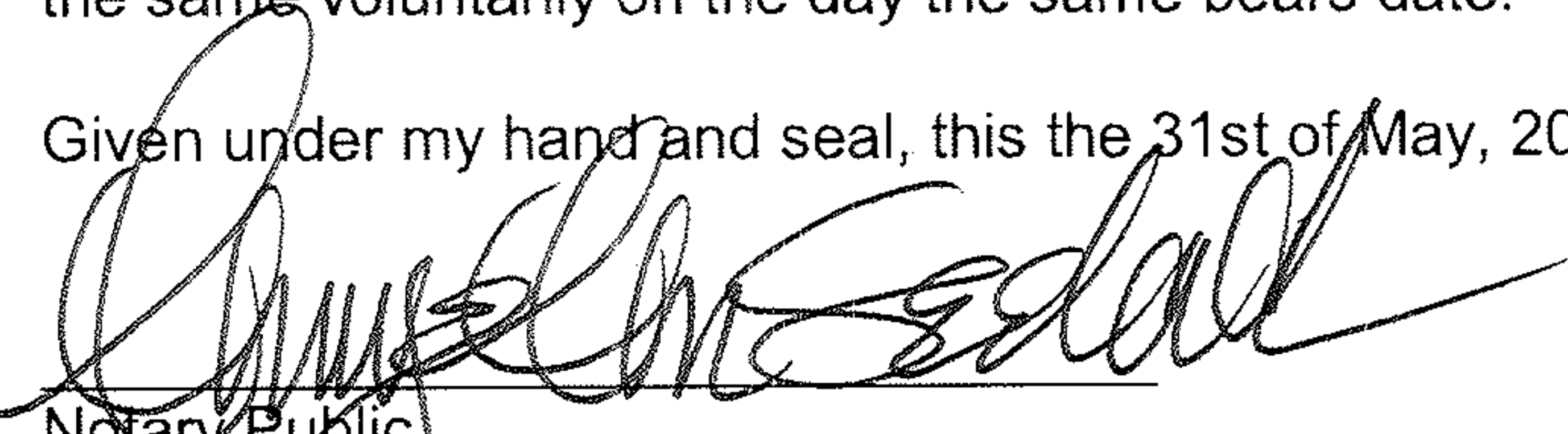


State of Alabama

County of Jefferson

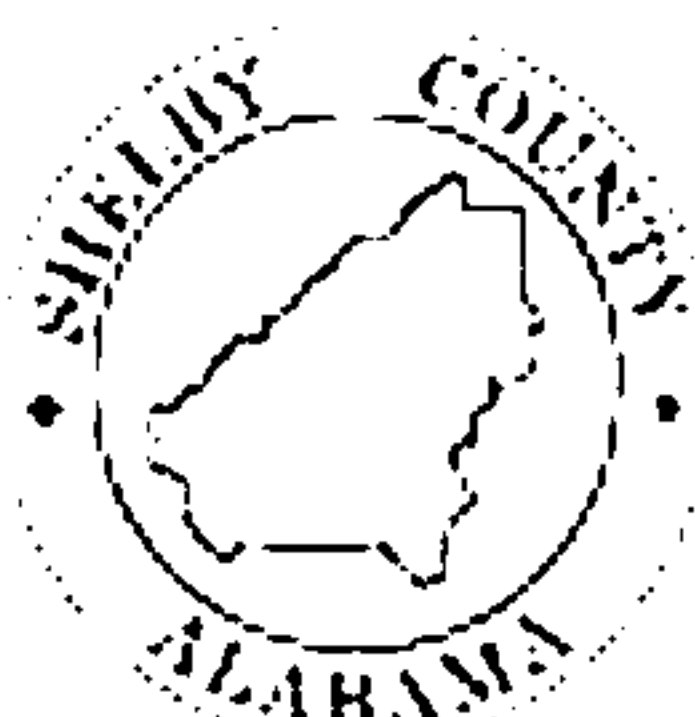
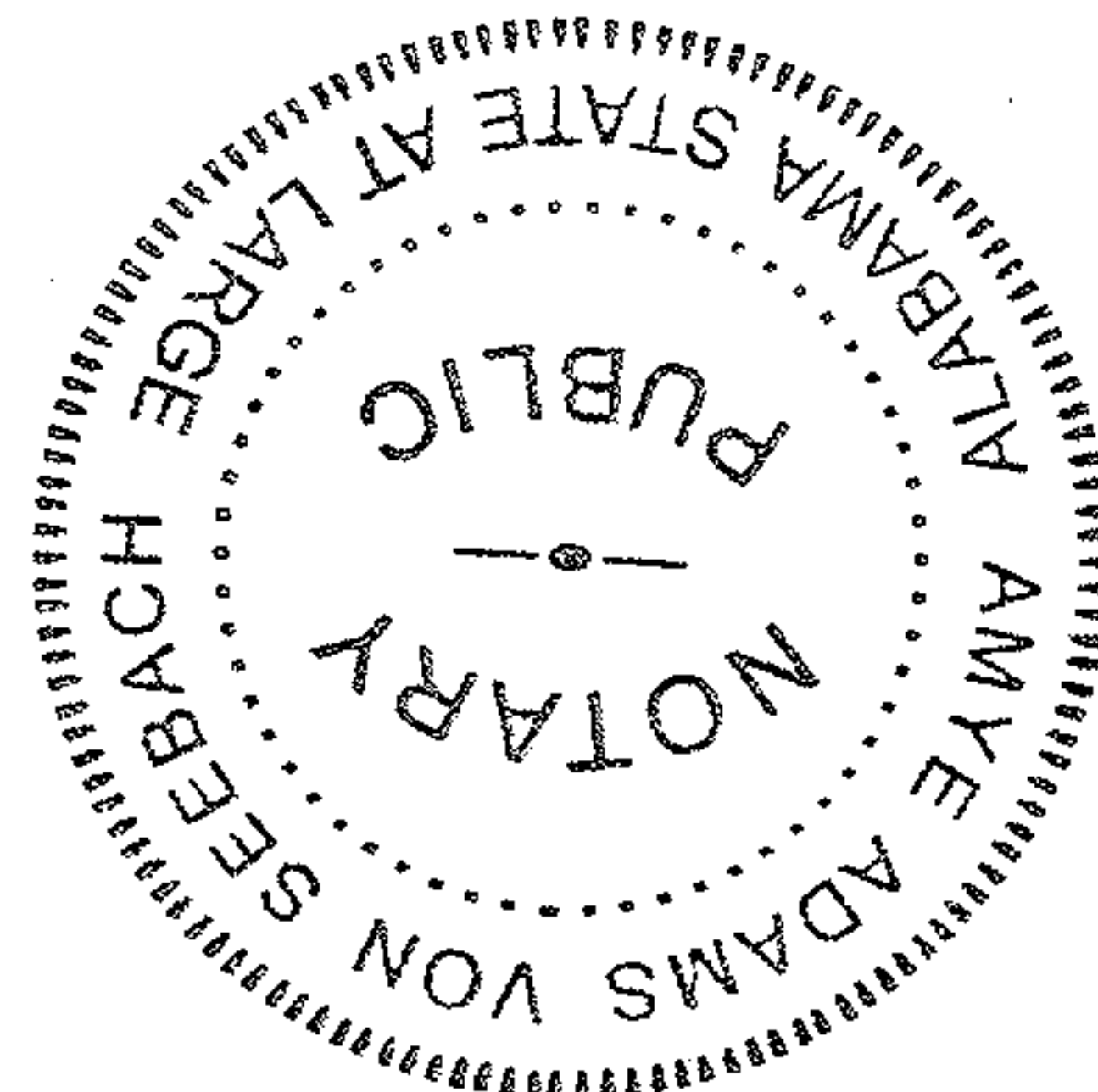
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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/04/2018 11:50:26 AM  
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