

This instrument was prepared by

(Name) Anthony D. Snable, Attorney  
2700 Highway 280 South, Suite 101  
(Address) Birmingham, AL 35223

Send Tax Notice To: James F. Costa, III and  
name Marcia F. Costa  
4215 Park Circle  
address Helena, AL 35080

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

STATE OF ALABAMA  
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty One Thousand and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Kenneth A. Smith and wife, Sherri L. Smith

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

James F. Costa, III and Marcy F. Costa  
(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 8 in Block 1, according to the Amended Map of Plantation South, First Sector as  
recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, restrictions and reservations of record.

\$76,950.00 of the purchase price recited above was paid from the proceeds of a  
mortgage loan closed 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, we have hereunto set our hand(s) and seal(s), this 27th  
day of March, 19 92.

WITNESS:

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

Kenneth A. Smith (Seal)  
Sherri L. Smith (Seal)  
\_\_\_\_\_(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 Kenneth A. Smith and wife, Sherri L. Smith  
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 27th day of March A. D., 19 92  
Anthony D. Snable Notary Public.