



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JAMIE M. ORTINO
6054 HIGHWAY 17
HELENA, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 (\$154,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **JEFF V. COSTA and ANGELINE M. COSTA, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JAMIE M. ORTINO and MICHAEL P. COOK**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1, according to the Survey of Royal Pines, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 133, PAGE 41.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN REAL 180, PAGE 109.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

\$154,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JEFF V. COSTA and ANGELINE M. COSTA**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August, 2006.

*Jeff V. Costa, by his attorney
in fact, Chris Vondreau*

**JEFF V. COSTA, BY HIS ATTORNEY
IN FACT, CHRIS VONDREAU**

*Angeline M. Costa, by her
Attorney in fact, Chris Vondreau*

**ANGELINE M. COSTA, BY HER
ATTORNEY IN FACT, CHRIS
VONDREAU**

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS VONDREAU whose name(s) as attorney in fact for JEFF V. COSTA and ANGELINE M. COSTA, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 31ST day of AUGUST, 2006.

Notary Public

My commission expires: 9.29.01

