20061205000587750 1/3 \$111.00 Shelby Cnty Judge of Probate, AL 12/05/2006 08:49:59AM FILED/CERT

Send Tax Notice To: Thomas Lynn Board and Linda Cherie Board 1075 Baldwin Lane Birmingham, AL 35242		This Instrument Prepared By: Martin, Rawson & Woosley, I #2 Metroplex Drive, Suite 102 Birmingham, Alabama 35209
STATE OF ALABAMA		
COUNTY OF IEFERSON	`	WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Seventy Thousand and 00/100 Dollars (\$470,000.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, Jerome J. Acosta and Pamela S. Acosta, ("Grantors") do hereby grant, bargain, sell and convey unto Thomas Lynn Board and Linda Cherie Board, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

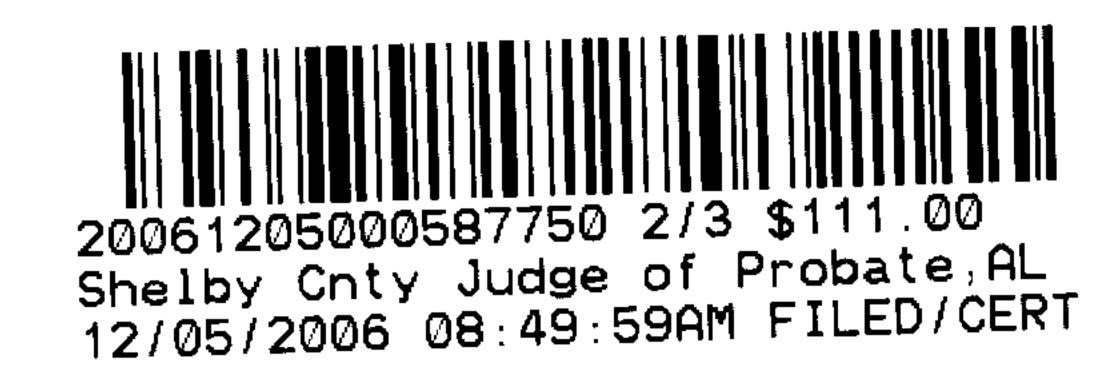
See Exhibit "A" attached hereto:

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This conveyance is subject to matters shown in the title policy accepted by Grantee.

\$376,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantors do for themselves, and for the successors and assigns of Grantors covenant with the said Grantee, and the successors and assigns of Grantee, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors and administrators of Grantors shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, Grant of <u>october</u> , 2006.	antors have hereunto set their hand and seal this day
WITNESSES:	"GRANTOR:"
MAGAN KEIRSEY CONSTRUCTION	Jerome J. Acosta [SEAL]
LINDSEY LYTLE	Pamela S. Acosta [SEAL]
STATE OF LOUISIANA : KNAMEN OF OUACHITA) PARISH	
J. Acosta, a married man, whose name is acknowledged before me on this day that, b	ic in and for said County in said State, hereby certify that Jerome s signed to the foregoing instrument, and who is known to me, being informed of the contents of said instrument, he executed the date for and in his capacity as aforesaid. Given under my hand and ER, 2006.
S.	Notary Public CHRISTY K. RUYLEDGE/NOTARY I.D. NO. 54175 My Commission Expires WITH LIFE
STATE OF	
S. Acosta, a married woman, whose name acknowledged before me on this day that, l	lic in and for said County in said State, hereby certify that Pamela e is signed to the foregoing instrument, and who is known to me, being informed of the contents of said instrument, he executed the date for and in his capacity as aforesaid. Given under my hand and, 2006.
	Notary Public
	My Commission Expires:

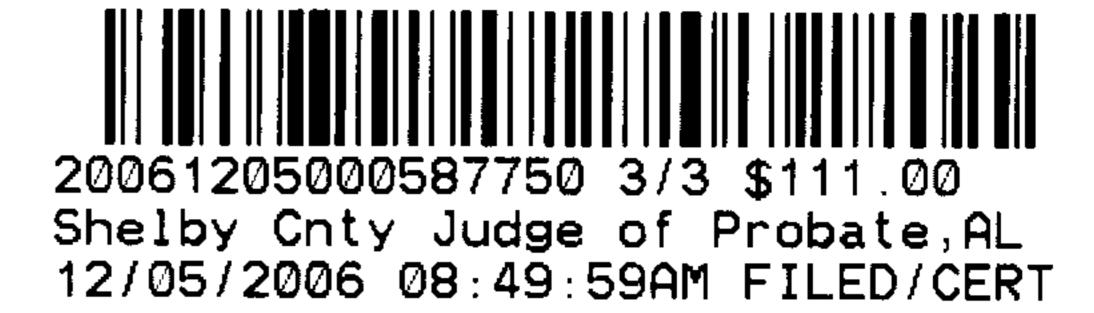


Exhibit "A"

Lot 2820, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama; being situated in 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 and amended in Instrument # 1996-17543, and further amended in Instrument # 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument # 20041109000615190, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Shelby County, AL 12/05/2006 State of Alabama

Deed Tax:\$94.00