



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, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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:

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, Grantors have hereunto set their hand and seal this 6TH day
of OCTOBER, 2006.

WITNESSES:

"GRANTOR:"

Magan Keirse
MAGAN KEIRSEY
Lindsey Lytle
LINDSEY LYTLE

Jerome J. Acosta [SEAL]
Jerome J. Acosta
Pamela S. Acosta [SEAL]
Pamela S. Acosta

STATE OF LOUISIANA)
:)
~~COUNTY~~ OF OUACHITA)
PARISH

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerome
** J. Acosta, a married man, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of said instrument, he executed the
same voluntarily on the day the same bears date for and in his capacity as aforesaid. Given under my hand and
official seal this 6TH day of OCTOBER, 2006.

****AND PAMELA ACOSTA**
S.

Notary Public
CHRISTY K. RUTLEDGE/NOTARY I.D. NO. 54175
My Commission Expires WITH LIFE

STATE OF _____)
:)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela
S. Acosta, a married woman, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of said instrument, he executed the
same voluntarily on the day the same bears date for and in his capacity as aforesaid. Given under my hand and
official seal this _____ day of _____, 2006.

Notary Public
My Commission Expires: _____



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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