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Shelby Cnty Judge of Probate, AL  
01/04/2010 12:15:40 PM FILED/CERT

This instrument prepared by:  
John H. Henson  
4647-E Highway 280  
Riverhills Shopping Center  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
John A. Cooper, Jr.  
  
129 Lenox Drive  
Birmingham, Alabama 35242

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Two Hundred Three Thousand Nine Hundred dollars and Zero cents ( \$203,900.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Jerome Acosta and Pamela Acosta, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **John A. Cooper, Jr.** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 27, according to the Survey of Lenox Place Phase One, as recorded in Map Book 19, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$183,510.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **30th day of December, 2009**

  
Jerome Acosta

  
Pamela Acosta

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerome Acosta and Pamela Acosta** whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **30th day of December, 2009**.

  
Notary Public  
Commission Expires: **7-27-2013**

Deed Tax : \$20.50