

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
James Dorsey
2022 Rossburg Place
Calera, AL 35040

Warranty Deed



20130624000257830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/24/2013 01:37:50 PM FILED/CERT

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
)
SHELBY COUNTY)

That in consideration of \$98,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Adao T. da Costa, a Married man, by Stephanie da Costa, his Attorney-in-Fact and Stephanie da Costa and husband Pedro da Costa. This does not constitute the homestead property of the Grantor, Adao T. da Costa or his spouse if applicable. and Pedro da Costa, whose mailing address is 3 bullet St. Wadlow Mass 01051 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Dorsey, whose mailing address is 2022 Rossburg Place, Calera, AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 28-2022 Rossburg Place, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$98,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Adao T. da Costa, a single man, by Stephanie da Costa, his Attorney-in-Fact and Stephanie da Costa and husband Pedro da Costa. This does not constitute the homestead property of the Grantor, Adao T. da Costa or his spouse if applicable. and Pedro da Costa has/have hereunto set his/her/their hand(s) and seal(s), this .

Adao T. da Costa by Stephanie da Costa his
Attorney-in-Fact


Stephanie da Costa


Pedro da Costa

State of Alabama
Jefferson County

I, the undersigned, a notary for said County and in said State, hereby certify that Pedro da Costa, and Stephanie da Costa individually and whose name as Attorney in Fact for Adao T. da Costa are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument they, he/she individually and, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the .

Notary Public

Notary | Patricia
Commission Expires: 10/31/2016

EXHIBIT "A"
Legal Description

Lot 105, according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, page 18, in the Probate Office of Shelby County, Alabama.



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