

This instrument was prepared by

(Name) Frank K. Bynum

(Address) 2100 Sixteenth Avenue, South, Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Eugene H. Borgosz  
908 Riverchase Parkway West  
Birmingham, Alabama 35244

2429

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS---\$145,000.00

to the undersigned grantor, Fulton Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Eugene H. Borgosz and Janice G. Borgosz

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 22, according to Riverchase Country Club, Second Addition, Phase II, as recorded  
in Map Book 8, Page 161, in the Probate Office of Shelby County, Alabama. Mineral  
and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limita-  
tions, if any of record.

\$ 85,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 107 PAGE 380

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC 30 AM 3:06

Thomas A. Swann, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 60.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 63.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert E. Fulton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December 19 86

ATTEST:

Fulton Construction Company, Inc.

By Robert E. Fulton President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Frank K. Bynum a Notary Public in and for said County in said  
State, hereby certify that Robert E. Fulton  
whose name as President of Fulton Construction Company, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 17th day of

December 19 86

Frank K. Bynum  
Notary Public