20070226000087860 1/1 $69.00
Shelby Cnty Judge of Probate, AL
02/26/2007 03:25:59PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. & Mrs. Kenneth Borchert
3 Eloise Cr.
Ormond Beach, FL
32176

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

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

That in consideration of **FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100----------DOLLARS ($58,000.00)**, to the undersigned grantor, **LOREANN, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **KENNETH BORCHERT and wife, JOANNA BORCHERT,** (herein referred to as **GRANTEES**), 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, described as follows:

Lot 10 and 11, according to the survey of Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.
SUBJECT TO:
1. Any mineral and mining rights not owned by the undersigned Grantor and also zoning ordinances pertaining to said property.
2. Restrictions as recorded in Instrument No. 1999-36673, in the Probate Office of Shelby County, Alabama.
3. Easements and setback lines as shown on the subdivision map for Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama.
4. Taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said **GRANTEES** 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 contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its President, **J. D. Falkner**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 26th day of February, 2007.

LOREANN, INC.

BY: J. D. Falkner
J. D. Falkner, President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner, whose name as President of Loreann, 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 26th day of February, 2007.

Notary Public

My Commission Expires: 10-6-08

Shelby County, AL 02/26/2007
State of Alabama

Deed Tax:$58.00