

This Instrument Prepared By:
James F. Burford, III
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
EUGENE BORGOSZ
908 RIVERCHASE HWY W.
BIRMINGHAM, AL.
35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

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

That in consideration of Sixty-Five Thousand and No/100 Dollars (\$65,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as GRANTOR) do grant, bargain, sell and convey unto EUGENE H. BORGOSZ and JANICE G. BORGOSZ (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 to-wit:

Lot 1, according to the survey of Brookshire Second Sector, a private, single family, residential, estate lot subdivision as recorded in Map Book 16, Page 65 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1994 and thereafter; (2) Building setback line of 50 feet reserved from road Northerly as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1992-12759; and modified as Instrument #1992-13469 in Probate Office; (4) Easement(s) to South Central Bell as shown by instrument recorded as Instrument #1993-15091 in Probate Office; (5) Agreement with Alabama Power Company as shown by instrument recorded in Instrument #1992-26826 in Probate Office; (6) Rights of riparian owners in and to the use of Hogpen Creek.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP has set its hand and seal, this 26th day of October, 1993.

PELHAM HWY. 35, AN ALABAMA
GENERAL PARTNERSHIP

By: Randall H. Goggans
Randall H. Goggans
Its: General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as General Partner of PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, 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 said instrument, he, as General Partner and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and seal this 26th day of October, 1993.

[Signature]
Notary Public
My Commission Expires: 3-1-94

10/29/1993-34013
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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73.50

Inst # 1993-34013