


This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
1261 Ferry Road
Columbiana, AL 35051

\$250,000.00
H&B



20090223000063780 1/2 \$264.00
Shelby Cnty Judge of Probate, AL
02/23/2009 02:11:02PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kenneth Borchert and Joanna Borchert, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto the Kenneth W. Borchert and Joanna Martha Borchert Trust, dated the 6th day of February, 2004 (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

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:

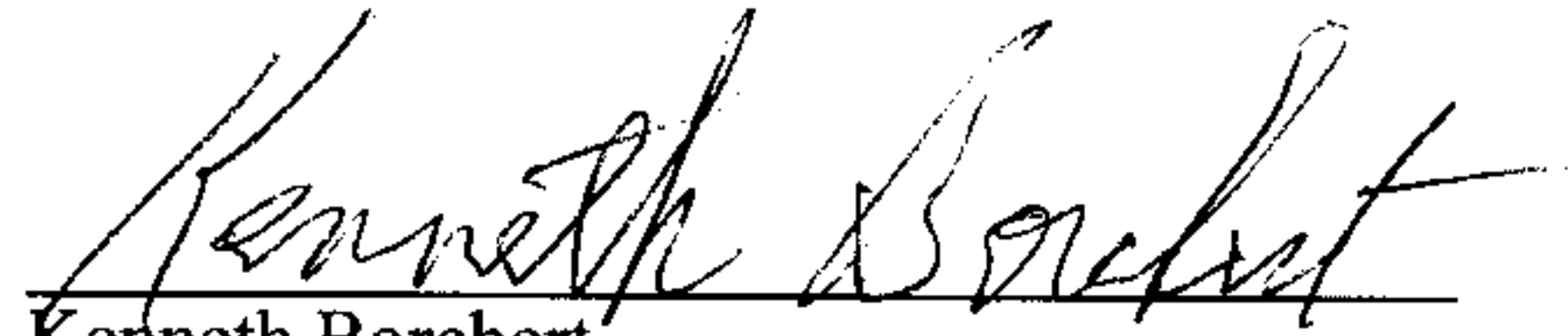
1. Any mineral and mining rights not owned by the undersigned Grantor and also zoning ordinances pertaining to said property.
2. Restrictions as recorded in Instrument No. 1999-36673, in the Probate Office of Shelby County, Alabama.
3. Easements and setback lines as shown on the subdivision map for Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama.
4. Taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

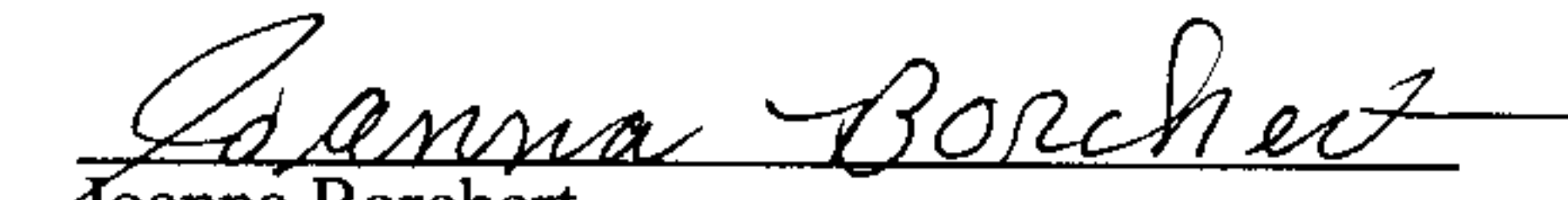
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 successors and assigns

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
23rd day of February, 2009.


Kenneth Borchert


Joanna Borchert

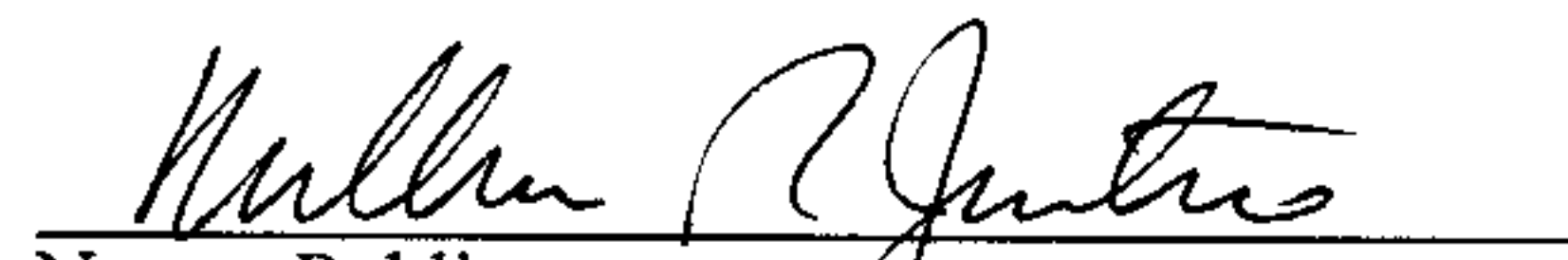
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Borchert and Joanna Borchert, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2009.




Notary Public

Shelby County, AL 02/23/2009
State of Alabama

Deed Tax: \$250.00