

This Instrument Prepared By:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Ste 200
Birmingham, Alabama 35209

Send Tax Notice To: Gene & Janice Borgosz
112 Brookshire Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

Consideration

State Of Alabama
County Of Shelby

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150,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, George Allers, an unmarried man (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Gene and Janice Borgosz (herein referred to as GRANTEES, whether one or more), as Joint Tenants with Right of Survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

5305 Meadow Garden Lane, Birmingham, AL 35242

Lot 14, in Block 1, according to the survey of sunny meadows, phase two, as recorded in map book 8, page 19 A & B, in the Probate Office of Shelby County, Alabama

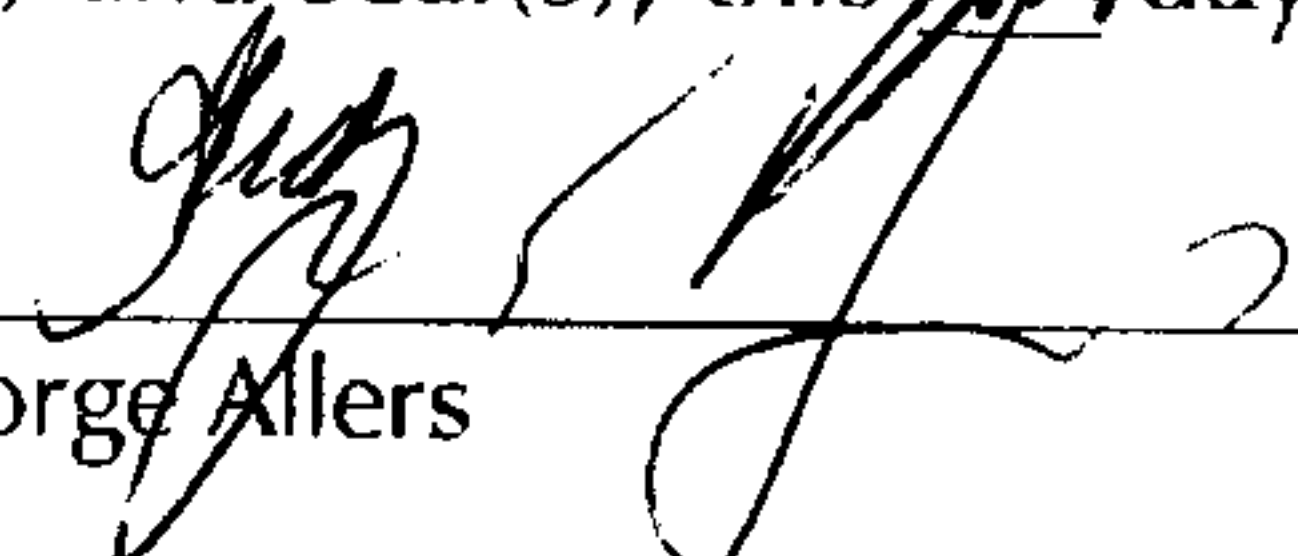
10-6-14-0-002-100.000 George F. Allers, the surviving spouse grantee of deed recorded in Instrument #1997-08197, in the Probate Office of Shelby County, Alabama. The other grantee, Teresa A. Allers having died on or about the 7th day of September, 2003.

SUBJECT TO: (1) Ad valorem taxes and municipal assessments for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that all encumbrances thereto have been disclosed, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 14th day of October, 2011.

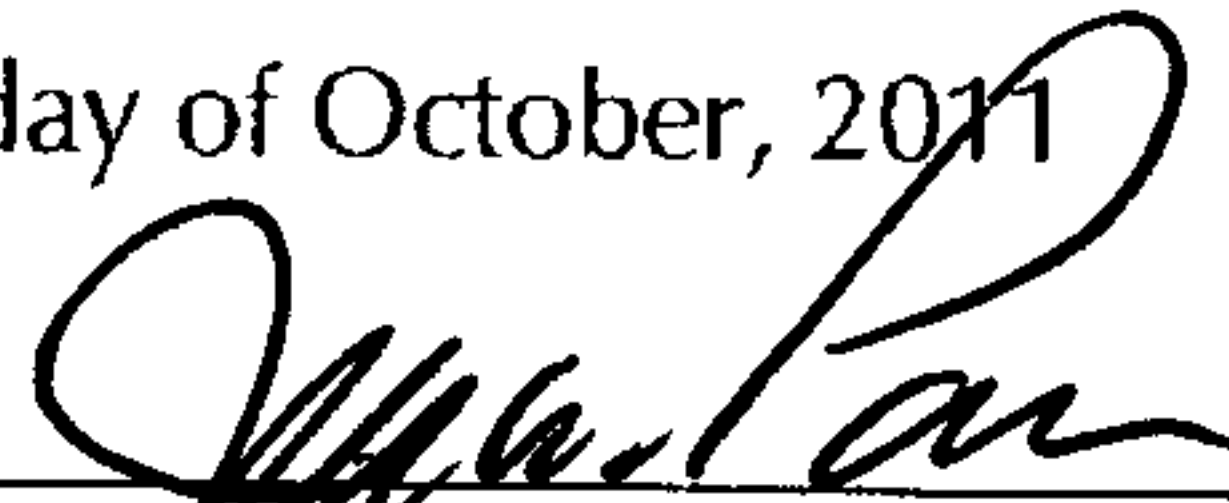

George Allers (SEAL)


STATE OF ALABAMA
JEFFERSON COUNTY

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Before Me, a Notary Public in and for the said County, in said State, hereby certify that George Allers, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2011


Notary Public
My commission
expires: 9-22-2012


20111121000352940 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
11/21/2011 01:47:00 PM FILED/CERT

Shelby County, AL 11/21/2011
State of Alabama
Deed Tax: \$150.00