

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

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

WARRANTY DEED

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

That in consideration of ONE HUNDRED NINETY FOUR THOUSAND and 00/100 Dollars (\$194,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Mark Schroeter and Sarah Schroeter, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Eugene Borgosz and Janice Borgosz, husband and wife, (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:

See Attached Exhibit "A" For Legal Description


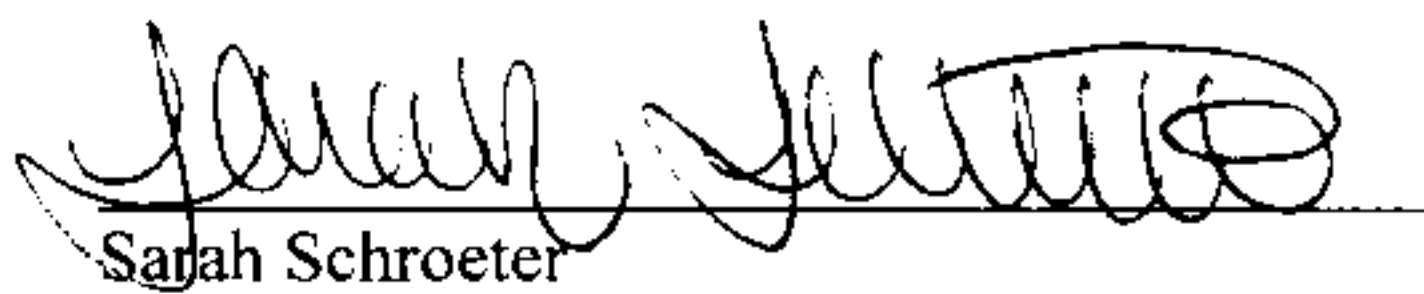
Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) No garage may open to the front of the house; (5) Any house built on the property must contain a minimum of 3,500 square feet of heated and air conditioned living space.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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, We hereunto set our hand and seal on this the 17th day of January, 2017.

20170201000039180 1/3 \$215.00
Shelby Cnty Judge of Probate, AL
02/01/2017 12:24:46 PM FILED/CERT


Mark Schroeter

Sarah Schroeter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark Schroeter and Sarah Schroeter, 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, this 17th day of January, 2017.

Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$194.00

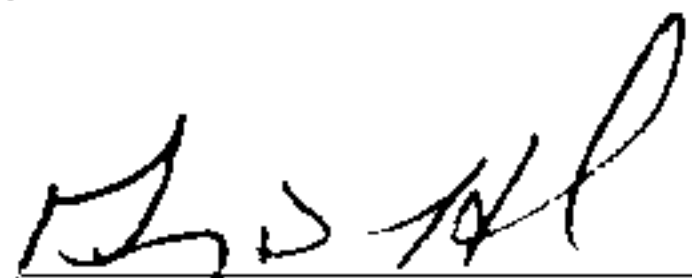

NOTARY PUBLIC
My Commission Expires 8-25-19


EXHIBIT "A"

Legal Description:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to the Point of Beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 267.51 feet to a point; thence turn an interior angle of 90°31'30" and run to the right in a Westerly direction a distance of 406.23 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Northerly direction a distance of 267.50 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 408.68 feet to the Point of Beginning.

The above described parcel includes and is subject to a 60 foot easement for ingress/egress and utilities along Jasmine Hill Road, said easement lying 30 feet on either side of and parallel to the following described centerline:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to a point; thence deflect 89°28'30" and run to the right in a Westerly direction a distance of 408.68 feet to the point of beginning of the herein described centerline; thence deflect 90°00'00" and run to the left in a Southerly direction a distance of 913.50 feet to a point; thence run along the arc of a curve to the left having a central angle of 25°10'10" and a radius of 1450.00 feet in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.54 feet to a point on the Northwesterly right-of-way of Alabama Highway #119 and the end of the herein described centerline.


20170201000039180 2/3 \$215.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mark Schroeter
Mailing Address Mark Schroeter
494 Founders Park Drive East
Haver, AL 35226

Grantee's Name Eugene Borgos
Mailing Address Eugene Borgos
112 Brookshire Lane
Pelham, AL 35124

Property Address See Legal Exhibit A
Attached to Deed

Date of Sale 1-17-17
Total Purchase Price \$ 194,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

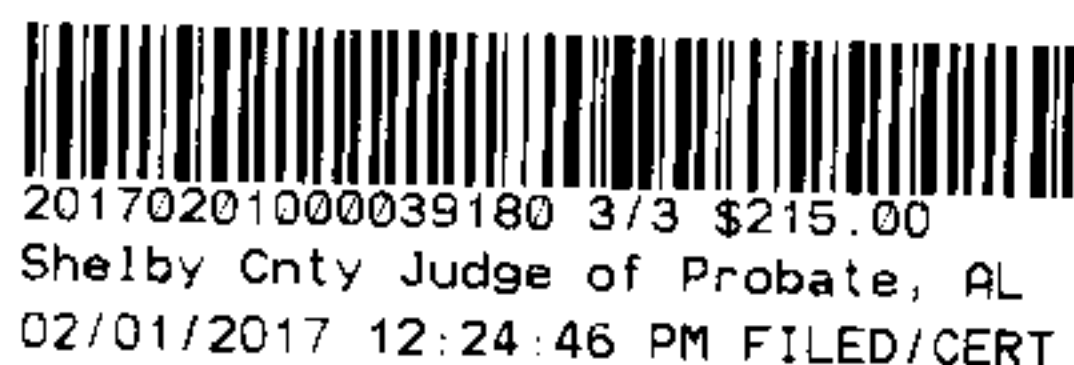
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-17-17

Print Gregory D. Harrison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Form RT-1