

Send tax notice to:
David Acton Building Corporation
4898 Valleydale Road, Suite A-4
Birmingham, Alabama 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017590

SHELBY COUNTY

20171002000357650
10/02/2017 12:08:09 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **EUGENE BORGOSZ and JANICE BORGOSZ, HUSBAND AND WIFE**, whose mailing address is: 120 Bishop Circle, Pelham AL 35124 (hereinafter referred to as "Grantors") by **DAVID ACTON BUILDING CORPORATION** whose property address is: JASMINE HILL ROAD, PELHAM, AL, 35124 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

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 degrees 44 minutes 20 seconds 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 degrees 31 minutes 30 seconds 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 degrees 00 minutes 00 seconds 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 degrees 00 minutes 00 seconds 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 degrees 44 minutes 20 seconds and run to the right in a Southerly direction a distance of 1193.11 feet to a point; thence deflect 89 degrees 28 minutes 30 seconds 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 degrees 00 minutes 00 seconds 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 degrees 10 minutes 10 seconds 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 No. 119 and the end of the herein described centerline.

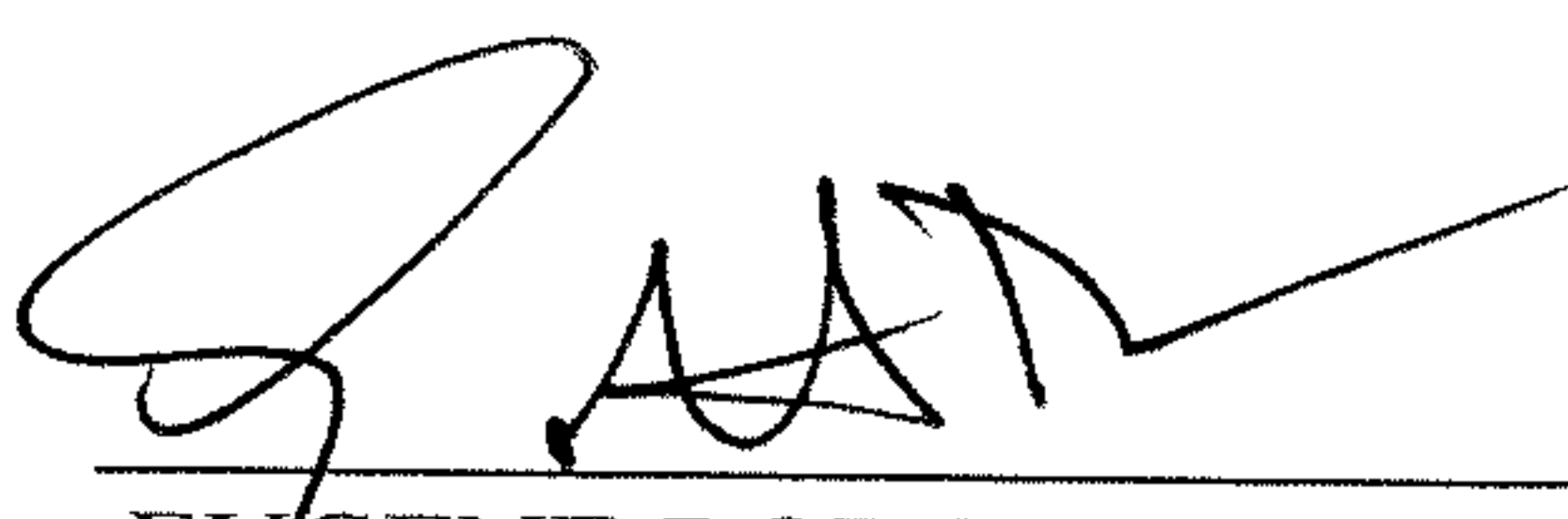
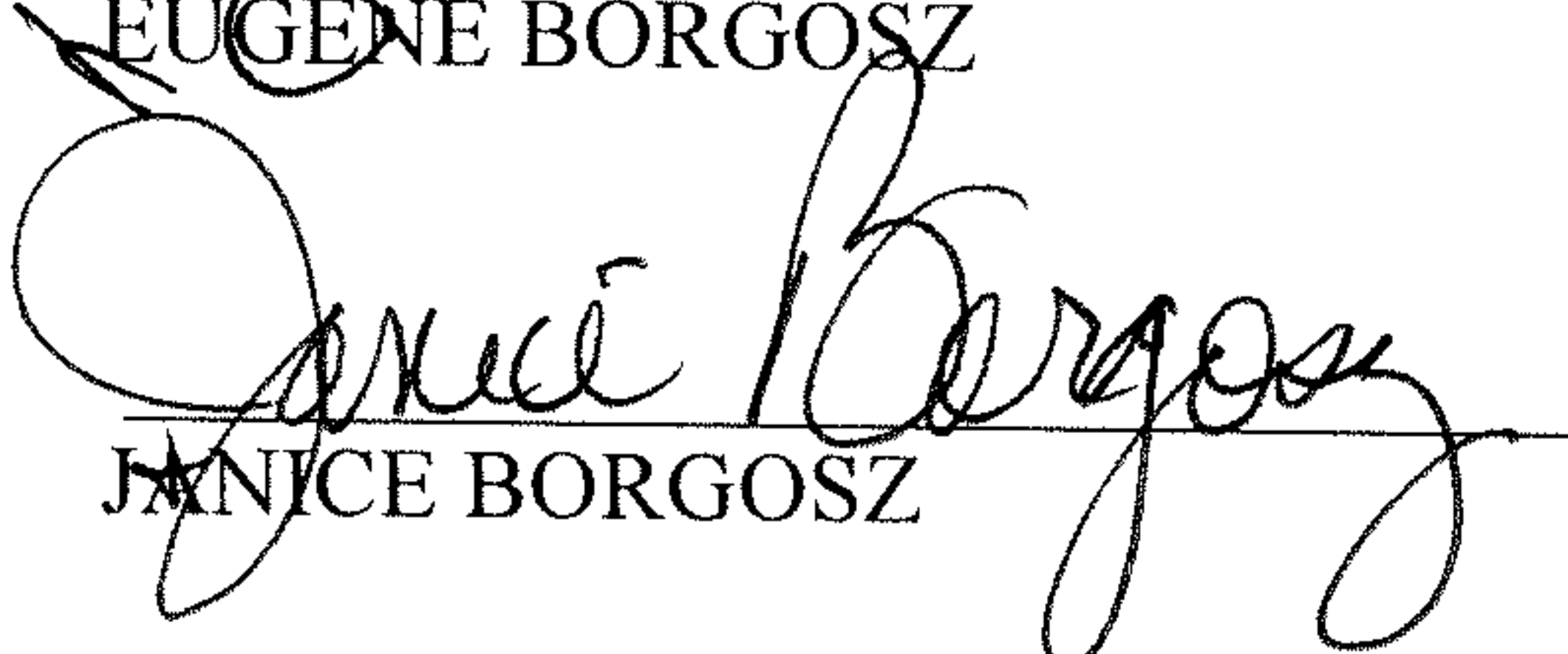
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions appearing of record in Inst. No. 20170201000039180.
3. Right-of-way granted to Alabama Power Company recorded in Volume 101, Page 524; Volume 145, Page 374; Volume 175, Page 290 and Volume 186, Page 215.
4. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 66, Page 489.
5. Subject to 50 foot transmission easement to Alabama Power Company recorded in Volume 107, Page 424.
6. Subject to 60 foot ingress/egress and utilities easement along Jasmine Hill Road.
7. Subject to 30 foot ingress and egress easement as recorded in Volume 107, Page 424.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28th day of September, 2017.


EUGENE BORGOSZ

JANICE BORGOSZ

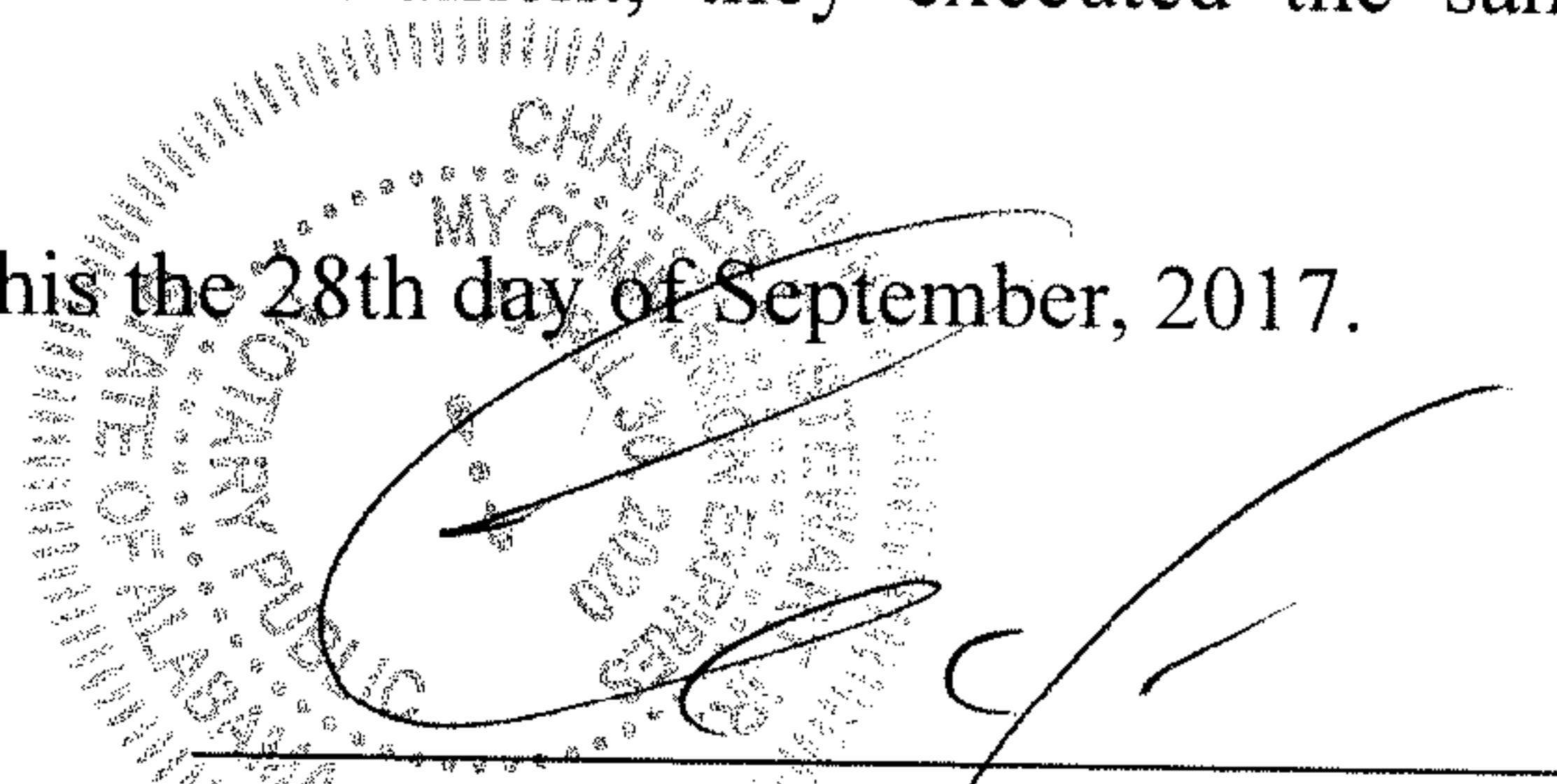
STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 28th day of September, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 12:08:09 PM
\$228.00 CHERRY
20171002000357650


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20

