

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
for National Title & Appraisal  
2880 Crestwood Blvd  
Ironton, AL 35210

Send Tax Notice To: Joanna Nelson  
5281 Palmetto Dr  
Naples, AL 34119

File No.: 186227

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Five Thousand Six Hundred Dollars and No Cents (\$205,600.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Chris Borgosz and Gina Borgosz, a married couple, whose mailing address is 138 Grove Hill Dr., Alabaster, AL 35007**, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joanna Nelson, whose mailing address is 5281 Palmetto Dr, Naples, AL 34119** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **138 Grove Hill Dr., Alabaster, AL 35007**; to wit;

Lot 45, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

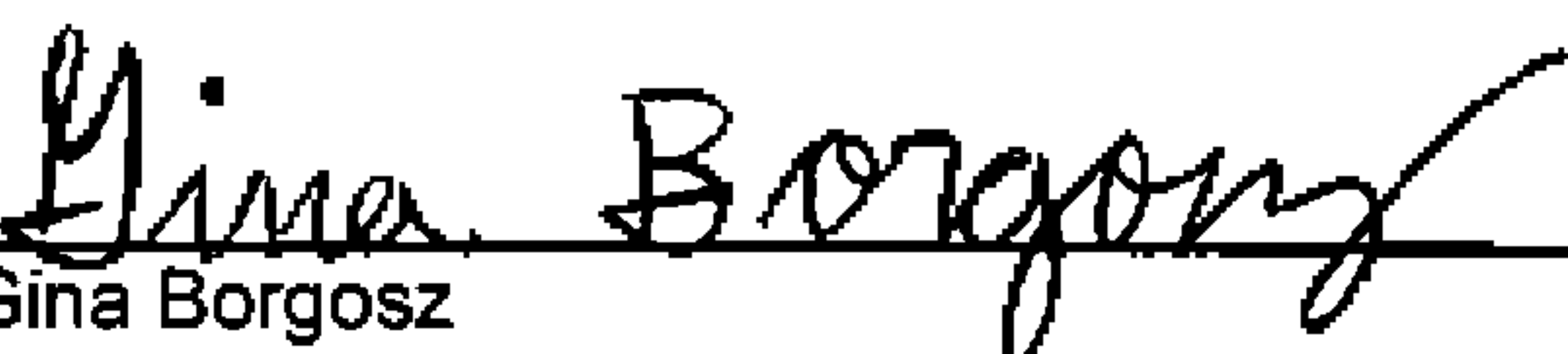
**\$93,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of August, 2018.

  
Chris Borgosz


  
Gina Borgosz

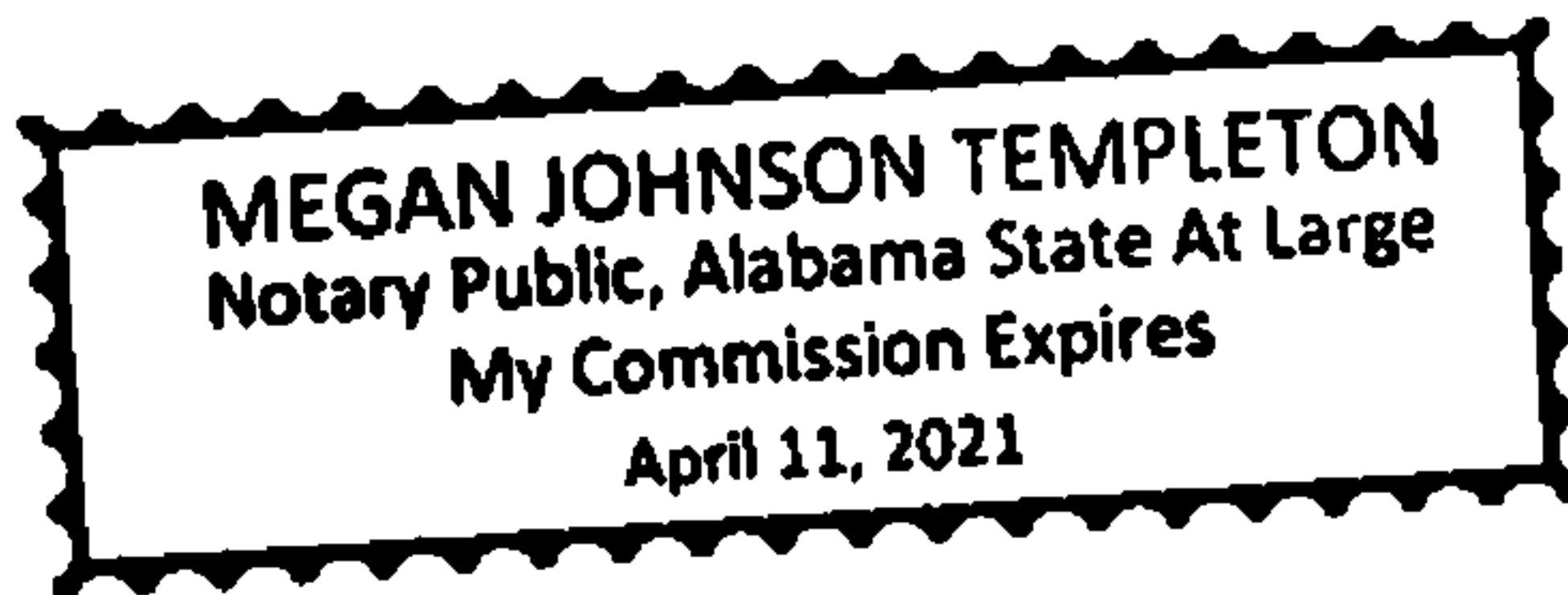
State of Alabama

County of Jefferson

I, Megan Johnson Templeton Notary Public in and for the said County in said State, hereby certify that Chris Borgosz and Gina Borgosz, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Megan Johnson Templeton  
My Commission Expires: 4/11/2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/13/2018 08:30:43 AM  
\$224.00 CHERRY  
20180813000287600

