

This instrument was prepared by:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

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

**Quit Claim DEED**

[Title Not Examined-No Opinion Expressed]

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

(Consideration \$525,220.00)

That in consideration of Five Hundred Thousand and No/100 (\$500,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned **Eugene H. Borgosz and his wife, Janice G. Borgosz** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Christopher Borgosz** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the survey of Brookshire Second Sector, a private, single family residential, estate lot subdivision as recorded in Map Book 16, Page 65 in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easement, rights-of-way, provisions, covenants, terms, conditions and building set back lines and existing mortgages, if any, of record.

Property Address: 112 Brookshire Lane, Pelham, AL 35124

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 3<sup>rd</sup> day of August, 2018.

*Eugene H. Borgosz* (L.S.)  
Eugene H. Borgosz

*Janice G. Borgosz* (L.S.)  
Janice G. Borgosz

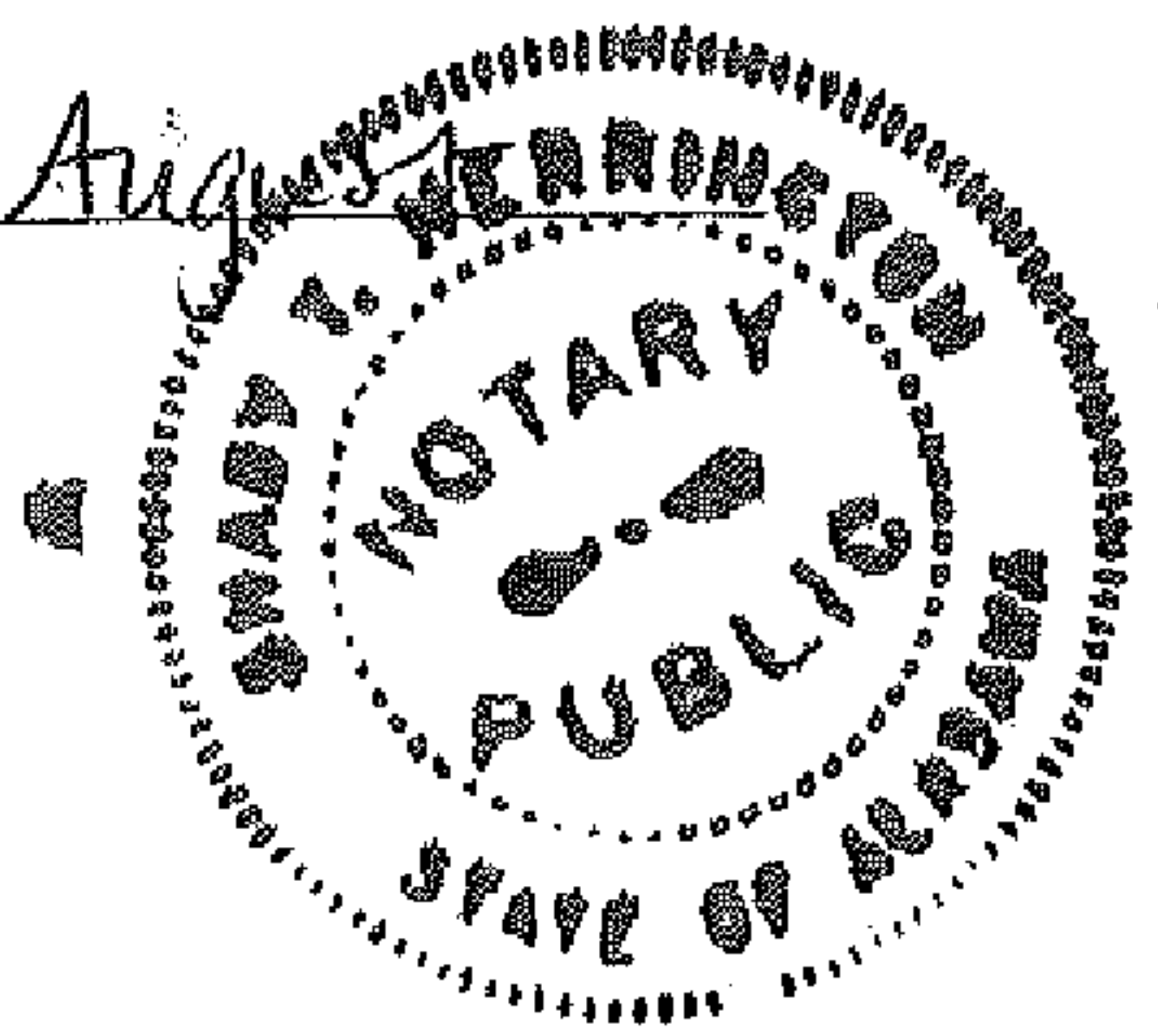
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Eugene H. Borgosz and Janice G. Borgosz** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that they executed the same voluntarily on the day same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3<sup>rd</sup> day of August, 2018.

*Shady J. Herring*  
NOTARY PUBLIC -  
My Commission Expires:

My Commission Expires  
February 21, 2022



Real Estate Sales Validation Form

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

Grantor's Name Eugene H. Borgosz & Janice G. Borgosz
Mailing Address 2701 Pelham Parkway
Pelham, AL 35124

Grantee's Name Christopher Borgosz
Mailing Address 112 Brookshire Lane
Pelham, AL 35124

Property Address 112 Brookshire Lane
Pelham, AL 35124

Date of Sale 08/03/2018
Total Purchase Price \$ 525220.00

or
Actual Value \$
or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/22/2018 08:53:48 AM
5543.50 CHERRY
20180822000300350

Handwritten signature

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 8/17/18

Print Jeff W. Parmer

Unattested (verified by)

Sign (Handwritten signature)
(Grantor/Grantee/Owner/Agent) circle one