

20191112000419300  
11/12/2019 12:01:25 PM  
DEEDS 1/2

Send tax notice to:

STACEY L DEFRANCO

505 Riverwoods Landing  
Helena AL 35080

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2019728T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$127,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **EUGENE BORGOSZ, a married man**, whose mailing address is: 117 Country Club Dr W, Destin FL 32541 (hereinafter referred to as "Grantor") by **STACEY L DEFRANCO and TRINA G DEFRANCO** whose property address is: **135 BROOKSHIRE LANE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 3, Larussa's Addition to Brookshire, Phase 2, in Map Book 47, page 98, in the Office of the Judge of Probate of Shelby County, Alabama.**

**This property is raw land and therefore not the homestead of the Grantor, nor that of his spouse.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Brookshire, Phase 2, in Map Book 47, Page 98 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Conditions, covenants and restrictions as recorded in Instrument #1992-12759 and Instrument #19920701000127591.
5. Transmission Line Permit in favor of Alabama Power Company recorded in Book 127, Page 397.
6. Easement recorded in Instrument #19920701000127581.
7. Articles of Incorporation of Brookshire Homeowners' Association, Inc. recorded in Instrument #19920724000150331 and Instrument #19920724000150321.
8. Easement for ingress and egress recorded in Instrument #1992-12758.

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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

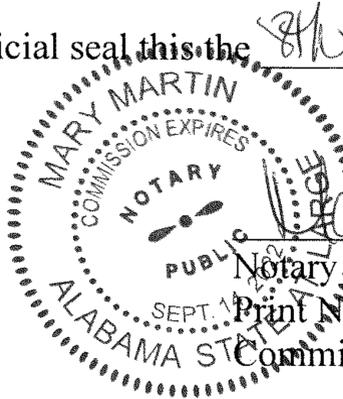
8th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of November, 2019.

  
EUGENE 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 whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of November, 2019.

  
Mary Martin  
Notary Public  
Print Name:  
Commission Expires: 9/14/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/12/2019 12:01:25 PM  
\$152.50 CHARITY  
20191112000419300

Allie S. Boyd