

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kenneth W. Borchert as sole Trustee under the Kenneth W. Borchert and Joanna Martha Borchert Trust, dated the 6th day of February, 2004 (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Kenneth W. Borchert (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10 and 11, according to the survey of Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Any mineral and mining rights not owned by the undersigned Grantor and also zoning ordinances pertaining to said property.
2. Restrictions as recorded in Instrument No. 1999-36673, in the Probate Office of Shelby County, Alabama.
3. Easements and setback lines as shown on the subdivision map for Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama.
4. Taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

GRANTOR is the sole Trustee of the Kenneth W. Borchert and Joanna Martha Borchert Trust, dated the 6th day of February, 2004, the other Trustee, Joanna Martha Borchert, having died on January 9, 2019.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

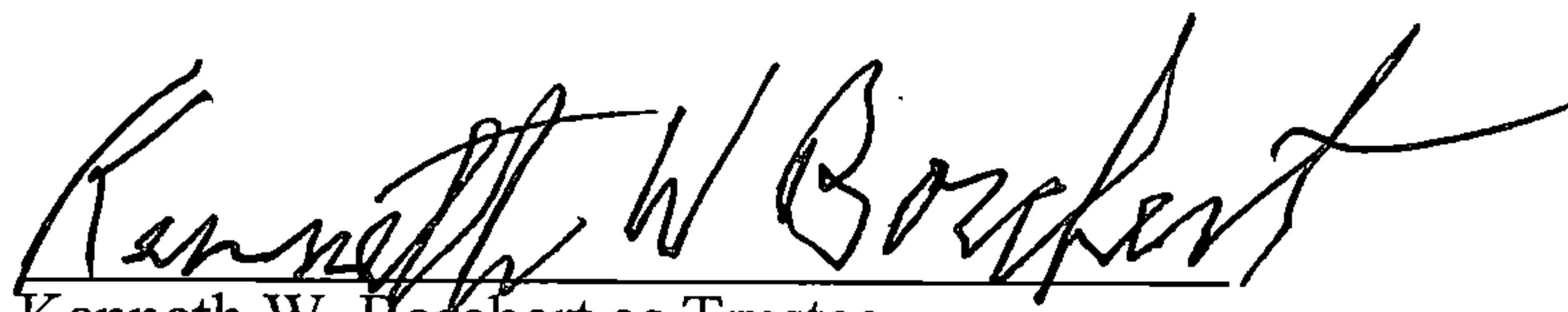
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, successors and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all



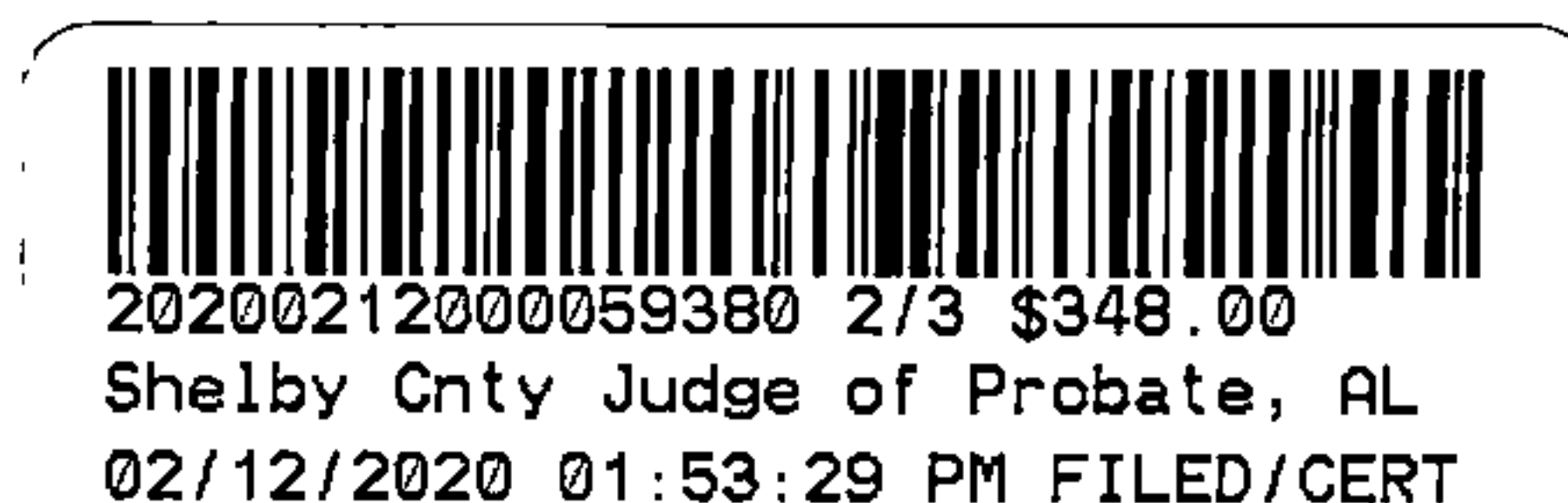
20200212000059380 1/3 \$348.00
Shelby Cnty Judge of Probate, AL
02/12/2020 01:53:29 PM FILED/CERT

encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors, successors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 6th day of February, 2020.

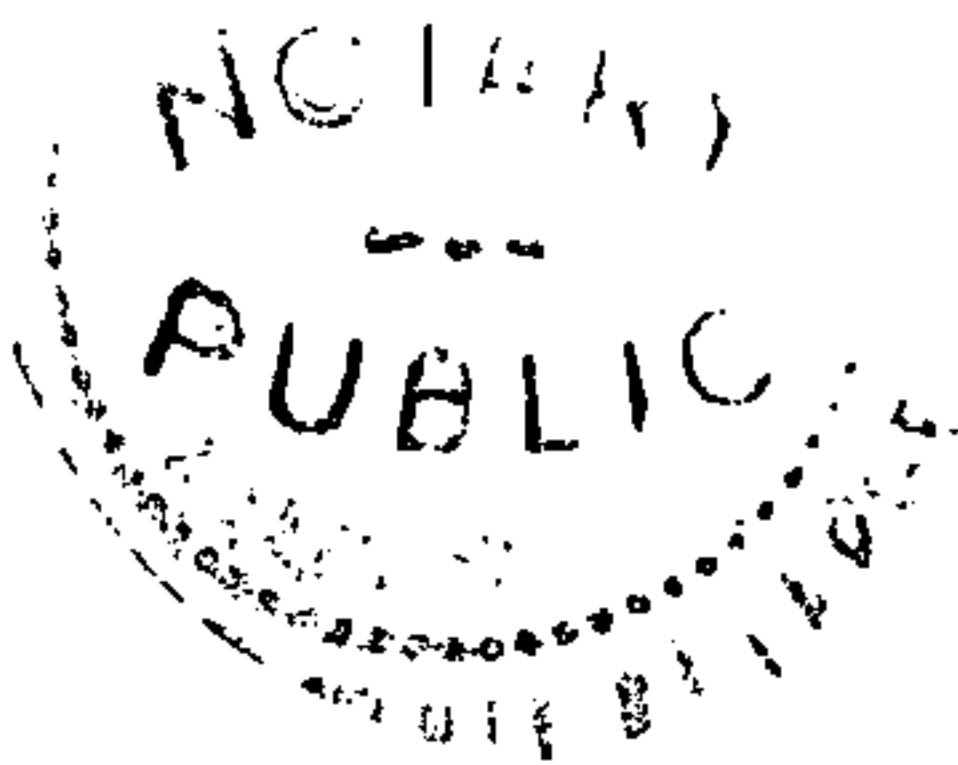

Kenneth W. Borchert as Trustee

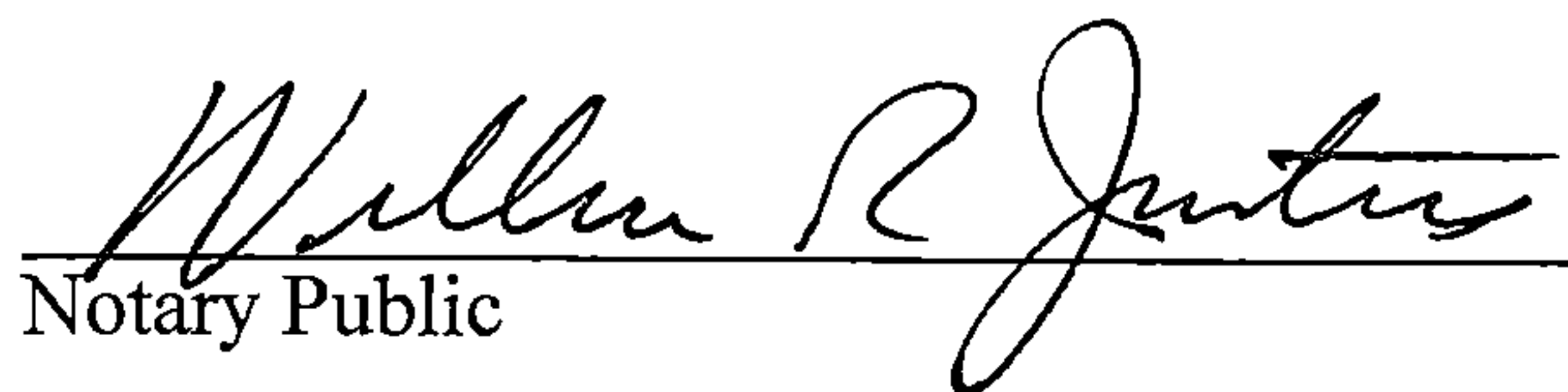
STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Borchert, whose name as Trustee is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2020.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Borchert Trust
Mailing Address 1261 Ferry Rd
Columbia, AL 35051

Grantee's Name Kenneth W. Borchert
Mailing Address 1261 Ferry Rd.
Columbia, AL 35051

Property Address 1261 Ferry Rd.
Columbia, AL

Date of Sale 2-6-2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 319,950

Shelby County, AL 02/12/2020
State of Alabama
Deed Tax: \$320.00

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



20200212000059380 3/3 \$348.00
Shelby Cnty Judge of Probate, AL
02/12/2020 01:53:29 PM FILED/CERT

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 2-6-2020

Print Kenneth W. Borchert

☐ Unattested

Sign

Kenneth W. Borchert
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1