

(Name) William B. Surface

(Address) P.O. Box 20146, B'ham., Al. 35216

This instrument was prepared by

2258

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS, -----

to the undersigned grantor, Borinquen Farm, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William B. Surface and wife, June C. Surface

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA

Commence at the SE corner of the SW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 22 and go S. 89 $^{\circ}$ 24' W. along the South Boundary of Section 22 for 704.36 feet to the Southeasterly right-of-way of Southern Railway, thence N. 51 $^{\circ}$ 29' E. along this right-of-way for 885.12 feet to the East Boundary of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 22, Thence S 1 $^{\circ}$ 12' E along this Boundary for 544.61 feet to the point of beginning, containing 4.40 acres more or less.

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STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

1983 NOV 16 PM 3:00

J. Thomas A. Snowden, Jr. JUDGE OF PROBATE

Rec'd Tax 50
Rec. 1.50
Sub. 1.00
3 00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 19 83

ATTEST:

June C. Surface
June C. Surface Secretary

BORINQUEN FARM, INC.
By William B. Surface President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, William B. Surface a Notary Public in and for said County in said State, hereby certify that whose name as the President of Borinquen Farm, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of November 19 83

Notary Public
My Commission Expires June 5, 1984