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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

36,900.



KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration, to the undersigned grantors Sergio Davila and his wife Rita A. Davila in hand paid by Borinquen Farm, Inc., a corporation, the receipt whereof is hereby acknowledged, we the said Sergio Davila and wife Rita A. Davila do grant, bargain, sell and convey to the said Borinquen Farm, Inc. the following described real estate, situated in Shelby County, Alabama:

All of the South One-half of Section 15 which lies east of Shoal Creek and all of the Northeast Quarter of Section 22 in Township 22, Range 3 West. Said property containing 345 acres more or less. Subject, however, to easement of Alabama Power Company as recorded in Deed Book 101, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama,

Also the Northwest Quarter and the West One-half of the Southwest Quarter of Section 22; the Southeast Quarter of the Northeast Quarter of Section 21; all in Township 22, Range 3 West, containing in all approximately 280 acres, save and except approximately 10 acres reserved out of the Southeast Quarter of the Northeast Quarter of said Section 21, more particularly described as follows: Begin at the Southwest corner of said quarter-quarter section, thence in a northerly direction along quarter-quarter section line a distance of 660 feet, thence at an angle to the right and parallel with the southerly line of said quarter-quarter section a distance of 660 feet, thence at an angle to the right and parallel with the westerly line of said quarter-quarter section a distance of 660 feet to the southerly line of said quarter-quarter section and thence at an angle to the right in a westerly direction along said quarter-quarter section line a distance of 660 feet to the point of beginning, containing approximately 10 acres which the grantors herein do not convey.

AND ALSO:

Part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and part of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, all in Section 22, Township 22 S., R. 3 W., being more particularly described as follows: Beginning at the NW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 22 and run thence South along the West boundary line thereof to SW corner of same and run thence east along South boundary line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ to its intersection with the center line of Spring Creek Road; run thence in a Northeasterly direction along the center line of the meanderings of said road to its intersection with the most northerly or northeasterly banks of Dry Creek; thence in a northwesterly direction along the meanderings of the northerly or northeasterly bank of said creek to its intersection with the North



boundary line of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22; run thence West along North boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and continuing West along North boundary of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 22 to the point of beginning containing approximately 50 acres and being situated in Shelby County, Alabama.

AND ALSO:

Commence at the Northeast corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 22, T. 22 S., R 3 W. and run South 87° 30' W. along the North line of said forty a distance of 219.28 feet to the point of beginning; thence continue along the North line of said forty a distance of 866.08 feet; thence S. 50° 13' E. along Dry Creek a distance of 300.00 feet; thence S. 87° 04' E. along said creek a distance of 442.90 feet; thence N. 89° 00' E. along said creek a distance of 175.20 feet; thence N. 5° 06' E. along the West boundary of Spring Creek Road a distance of 250.15' to point of beginning, containing 4.32 acres more or less, and situated all in Shelby County, Alabama; it being intended hereby to convey all of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and all of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, which lies North of Old Spring Creek Road.

AND ALSO:

2 acres more or less in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 22, Tp. 22 S, R. 3 W, more particularly described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section and go South to Dry Creek, thence in a North-westerly direction along the meanderings of the center line of Dry Creek to Old Spring Creek Road, thence in a Northerly direction along the East right of way of said Old Spring Creek Road to the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence in an Easterly direction to the point of beginning.

The above real estate being the same tracts or parcels of land conveyed by N.H. Waters, Jr. and his wife Elaine C. Waters to Sergio Davila by deed recorded in the Probate Office of Shelby County, Alabama, in Book 230 Page 6 all of said property being subject to easements for utilities of record and rights of way for roads upon, over or abutting said real estate.

TO HAVE AND TO HOLD to said Borinquen Farm, Inc., a corporation, its successors and assigns forever.

And the said grantors, for the same consideration, do hereby bargain, sell and convey unto the said Borinquen Farm, Inc. the following personal property now situated on what is known as the Borinquen Farm formerly known as the N.H. Waters, Jr. Dairy Farm, situated in Shelby County, Alabama, viz:

All and singular, the dairy herd consisting of 200 milk cows and four bulls presently being used and employed by

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the grantors herein for the operation of a dairy on said premises; also the following articles of personal property now located on said premises, to-wit:

- 1 - 30" Emerson Fan
- 1 - 25,000 BTU Reynor gas heater now located in the milking parlor on said premises
- 1 - Farmall 400 Diesel Tractor, Ser. #413465
- 1 - Farmall Super M (Gas) Tractor, Ser. #F-12525AJ
- 1 - International Harvester B 275 Diesel Tractor, Ser. #8947
- 1 - 2 Row Cultivator
- 1 - 2 Row Planter
- 1 - 5½ ft. Harrow (approx.) McCormick #136
- 1 - 2 Disc Plow, McCormick #2CK-FTC200
- 1 - Easy Flow Fertilizer Distributor, Ser. #89141
- 1 - Danuser Post Hole Digger and Bits, Ser. #14150
- 1 - McCollough Chain Saw
- 1 - #60 International Harvester 14-inch x 4 Bottom Plow
- 1 - International Harvester 10 ft. Harrow (approx.)
- 1 - Bush and Bog Harrow (Rome)
- 1 - J-D 3 Disc Plow
- 1 - Side Delivery Hay Rake (International Harvester)
- 1 - Mowing Machine (International Harvester) (Model 27J)
- 1 - Mowing Machine (International Harvester) (Model UF-28)
- 1 - Manure Spreader
- 2 - Wagon Chasis
- 1 - Papec Hammer Mill
- 1 - Papec Feed Mixer
- 1 - #30 Farmall Front End Loader, with dozier blade attachment
- 1 - Cultipacker
- 1 - Spike-Tooth Harrow
- 1 - Steel Drag
- 1 - Road Patrol

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- 1 - John Deere Sub-soiler
- 1 - John Deere Seed Drill
- 1 - Lilliston Rotary Mower (Bush Hog Type)
- 1 - Mayrath Elevator 34 ft., with P T O Drive
- 1 - Yazoo Lawn Mower, 24" (Push Type)
- 1 - UD International Power Plant (bursted block) Ser.#UDF 24243R54F
- 1 - Gas Irrigation Pump (Wisconsin engine - Marlow pump)
- 1 - 25 HP Electric Irrigation Pump (Demming)
3000' Irrigation Pipe (Approx.)
15 Spray Nozzle Heads (Approx.)
- 1 - Fox Forage Harvester with Continental Red Seal Engine Base, Unit Ser. No. 5613224
1-6' Fox Grass Attachment, Ser. #173530
1-1 Row Fox Corn Attachment, Ser. #GD 16228
- 1 - Fox Forage Blower, Ser. #GA11059, with Blower Pipes and Goose Necks for 2 Silos
- 1 - Even-Flow Silage Distributor for 20' Silo
- 2 - Fox Forage and Grain Boxes, Ser. Nos. 856 and 1163
- 2 - John Deere Wagon Running Gears
- 1 - New Holland #77 Hay Baler, Ser. #59830 with Wisconsin engine.
- 1 - International Harvester #64 Combine Ser. #10282, with International Harvester Cub Engine
- 1 - Tandem 4 Wheel Gray Stock Trailer
- 1 - 1959 GMC $\frac{1}{2}$ Ton Pick Up Truck, Ser. #102-PS 32124A
- 1 - 1957 Ford $1\frac{1}{2}$ Ton Truck with cattle body, Ser.#F50L7U38920
- 1 - Mix Mill Feed Factory with Partitions for 4 bins, with 5 HP, 3 phase mill, 3 in. high capacity Auger filling system including 1-3/4 HP 3 phase motor and 1 - 5 HP 3 phase motor.
- 1 - 3-in. Auger Distribution System from Mix Mill to Feed Room including Augers and 1-3/4 HP 3 phase motor and 1 - 1 HP 3 phase motor.
- 4 - 1000 Bushel Butler Grain Bins
- 2 - 20 ft. Augers with Drives
- 2 - 10 ft. Augers with Drives

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1 - 35 ft. Auger with Drives

2 3/4 HP Motors (3 Phase)

3 - Water Pumps Operating with Inter-connecting systems including 1 Goulds Centrifugal Pump with 2 HP 3 phase motor, 1 Goulds P-3 piston pump with 1 HP 3 phase motor, 1 Goulds P-3 piston pump with 1 HP 1 phase motor

1 - Goulds P-2 piston pump with 1/2 HP 1 phase motor (for pressure booster at milking parlor)

2 - 20 ft. x 50 ft. Concrete Stave Silos with Twin Roof and Monorail

1 - P&D Automatic Unloader, Ser. #2947-A with 1 - 7 1/2 HP 3 phase motor and 1 - 1 HP 3 phase motor

1 - 160 ft. Concrete Feed Bunker with Auger with 2 - 5 HP 3 phase motors and heavy duty P&D Drives

1 - De Laval Pipe Line - 4 Unit with No. 75 De Laval Vacuum Pump, Ser. #5618794, 2 HP 1 phase Wagner motor

1 - 800 Gal. Vacuum Bulk Tank (Mojonnier) Ser. #10536, with 3 HP, 1 phase carrier ref. unit

1 - 500 Gal. Vacuum Bulk Tank (Mojonnier) Ser. #10049 with 3 HP, 1 phase Frigidaire Ref. Unit

1 - Automatic Bulk Tank Washer (Mojonnier) Ser. #HY42628

1 - 2 Compartment De Laval Stainless Steel Wash Vat. and 2 hand sinks

1 - 80 Gal. A.O. Smith Glass-lined Water Heater (Gas) Ser. #3K09578

4 - Milk-O-Meters Ser. Nos. 1-3217, 1-3251, 1-3220, 2-4302

Miscellaneous Vet Instruments

Miscellaneous Small Tools

As part of the consideration the grantees assume that certain mortgage from the grantors to N.H. Waters, Jr. recorded in Book 287 at Page 355 in the Office of the Judge of Probate of Shelby County, Alabama.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Borinquen Farm, Inc., its successors and assigns, that we are lawfully seized in fee simple of said real estate and personal property hereby conveyed; that they are free from all encumbrances, except those noted above; that we have a good right to sell and convey the same as said; that we will and our heirs, executors and administra-

tors shall warrant and defend the same to the said Borinquen Farm, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 22 day of July, 1964.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/3/64
RECORDED & \$ 8.00 MTG. TAX
& \$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Faulkner

JUDGE OF PROBATE
STATE OF ALABAMA

JEFFERSON COUNTY

Sergio Davila (SEAL)
Sergio Davila

Rita A. Davila (SEAL)
Rita A. Davila - by her Attorney
In Fact Sergio Davila

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sergio Davila whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of July, 1964.

Notary Public, Alabama State at Large
My commission expires Mar. 9 1968
Bonded by Home Indemnity Co. of N. Y.

Dan L. Saltzman, Jr.
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sergio Davila, whose name as attorney in fact for Rita A. Davila, is signed to the foregoing conveyance and who is known to me, a acknowledged before me that on this day being informed of the contents of the conveyance, he, in his capacity as such attorney in fact for Rita A. Davila, executed the same voluntarily on the day the same bears date:

Given under my hand and official seal on this 22nd day of July, 1964.

Notary Public, Alabama State at Large
My commission expires Mar. 9 1968
Bonded by Home Indemnity Co. of N. Y.

Dan L. Saltzman, Jr.
Notary Public