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KNOW ALL MEN BY THESE PRESENTS, That in consideration of
ONE HUNDRED FIFTY THOUSAND, NINE HUNDRED SEVEN AND 40/100

(\$150,907.40) DOLLARS, to the undersigned grantor, Borinquen Farm, Inc., a Corporation, in hand paid by William B. Surface and June Surface, the receipt of which is hereby acknowledged, the said Borinquen Farm, Inc., A corporation, does by these presents grant, bargain, sell and convey unto the said William B. Surface and June Surface 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

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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 Northwesterly 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 tract 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 the said William B. Surface and June Surface, their heirs and assigns forever.

And said Borinquon Farm, Inc., a corporation, does for itself, its successors and assigns, covenant with said William B. Surface and June Surface, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 William B. Surface and June

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

IN WITNESS WHEREOF, the said Borinquon Farm, Inc., a corporation, by its President, Sergio Davila, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of January, 1969.

ATTEST:

William B. [Signature]
Secretary

BY: [Signature]
President

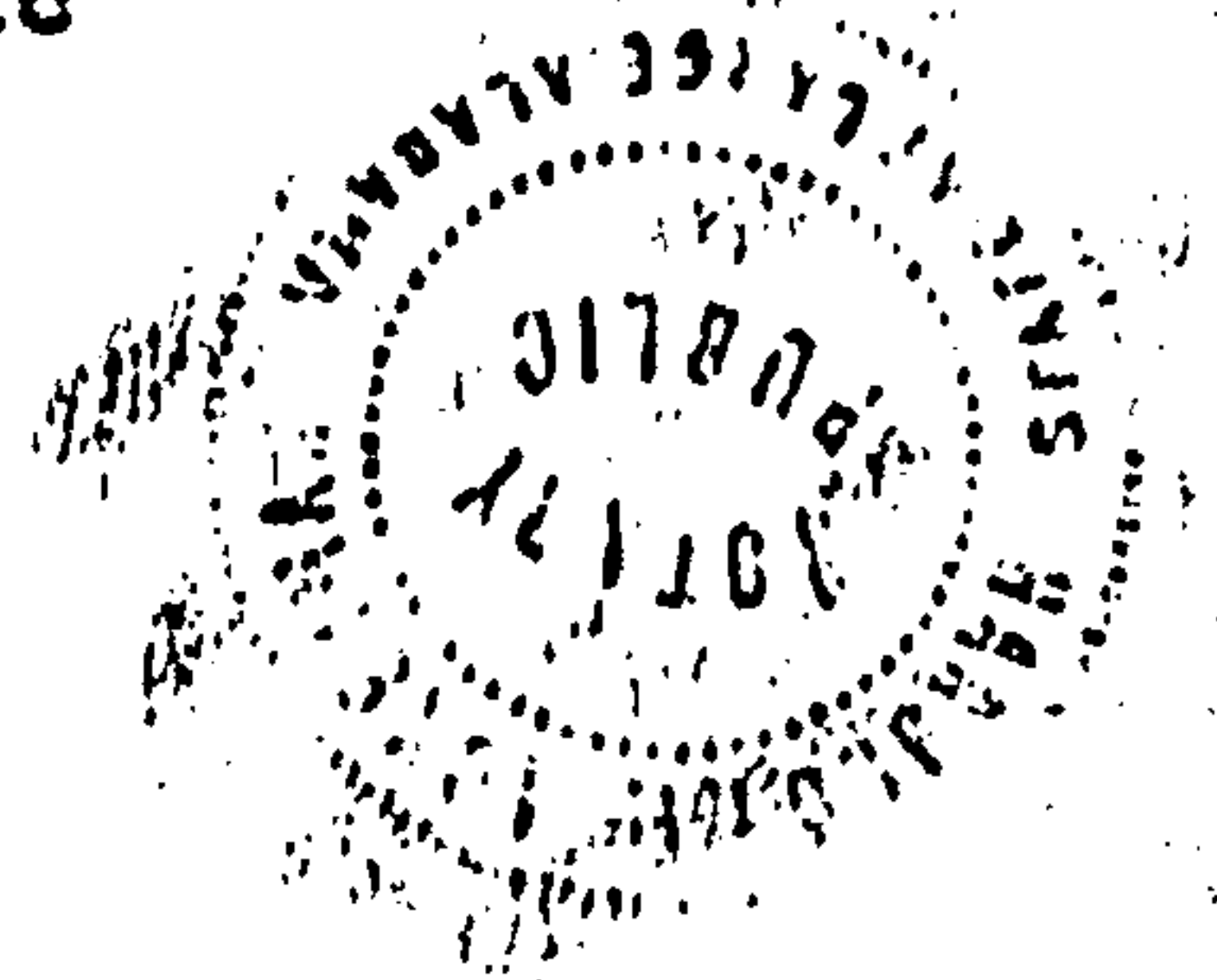


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sergio Davila, whose name as President of Borinquon 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 20th day of January, 1969...

[Signature]
Notary Public



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