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This instrument was prepared by This instrument prepared by:
(Name).....Harold T. Ackerman, Attorney
(Address).....2432 Center Point Road
Center Point, Alabama 35215
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
.....Shelby.....COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Borinquen Farms, Inc., a Corporation, and William B. Surface and wife,
June C. Surface

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Swim Club, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Begin at the NW Corner of said $\frac{1}{4}$ section and go Southwardly along the West border
of same 596.06 feet; thence at an angle of $87^{\circ} 38' 30''$ to the left 365.64 feet;
thence at an angle of $0^{\circ} 57'$ to the left 420.82 feet to point of beginning;
thence continue in same straight line 335.0 feet; thence at an angle 90° to
the right 260.0 feet; thence at an angle of 90° to the right 335 feet; thence
at an angle of 90° to the right 260 feet to the point of beginning, Shelby
County, Alabama.

Subject to easements and restrictions of record.

Swim Club, Inc. agrees to pay amount of \$7,000 toward construction and paving
of Overland Road and Pinewood Lane - Less \$500 for sewer and water connection
fees.

Swim Club, Inc. also agrees that William B. Surface and wife, June C. Surface
shall have first right of refusal to repurchase said property in the event the
Swim Club, Inc. should dissolve or sell said property. Price shall be
predicated at \$3500 an acre.

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. 1
MAY 11 1970
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
INDEXED

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 8th
day of May, 1970

Borinquen Farms, Inc.

By William B. Surface, Pres. (Seal)

William B. Surface (Seal)

June C. Surface (Seal)

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STATE OF ALABAMA }
.....Shelby.....COUNTY }

General Acknowledgment

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I, the Undersigned, a Notary Public in and for said County, in said State,
do hereby certify that Borinquen Farms, Inc., a Corporation & William B. Surface and wife,
June C. Surface whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this May day of May, A. D., 1970

Dean C. Burt
Notary Public.

My Commission Expires Sept. 24, 1973