

This instrument was prepared by

3504A

(Name) Wallace and Ellis, Attorneys at Law

(Address) Columbiana, Alabama

Form 1-1-7 Rev. 1-68

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor, Borinquen Farm, Inc.

(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) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, and described as follows: begin at the NE corner of said $\frac{1}{4}$ Section and go along the north side of same westward 150 feet to the East boundary of Comanche Road, thence at an angle of 92 deg. 13 min. to the left 439.40 feet to the point of beginning; thence continue in the same line 93.03 feet to the beginning of a curve turning to the left, said curve having a central angle of 87 deg. 36 min., a radius of 25.0 feet and is subtended by a chord 34.61 feet in length and making an angle of 43 deg. 48 min. to the left from previous course; thence along this curve 38.22 feet; thence at an angle of 43 deg. 48 min. to the left from said chord 106.03 feet and along the north border of Overland Road; thence at an angle of 90 deg. 0 min. to the left 122.45 feet; thence at an angle of 92 deg. 24 min. to the left 135.78 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
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JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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,

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 14 day of August 19 70.

ATTEST:

BORINQUEN FARM, INC.

June C. Surface
Secretary

By William B. Surface
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William B. Surface whose name as 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 14 day of August 19 70.

Lance Brasher
Notary Public

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