

This instrument was prepared by
(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street - Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Ten and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William B. Surface and wife, June C. Surface

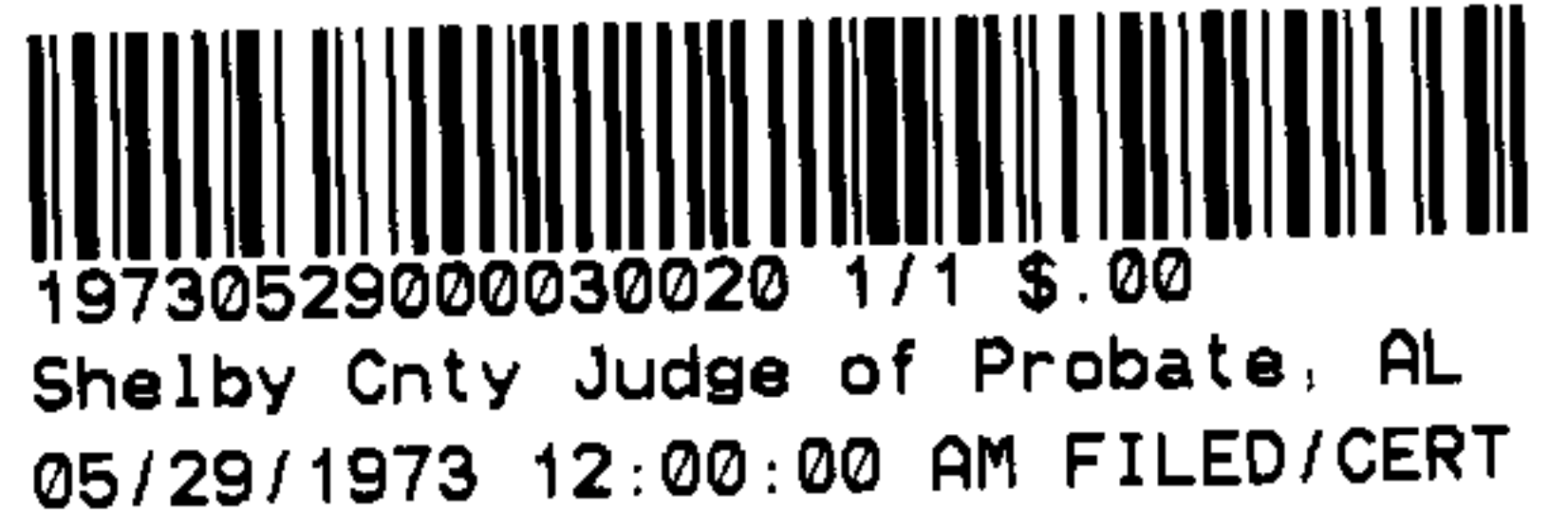
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Borinquen Farms, Inc., a corporation,

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

South portion of Lot 13, described as follows: Beginning at the SE corner of Lot 13, go South 88° 41' West along the South boundary of Lot 13 for 163.68 feet to the SW corner of said Lot, thence N 0° 52' East for 21.50 feet; thence N 9° 55' E for 75.73 feet, thence S 66° 37' E for 144.59 feet to the West boundary of Pinewood Lane, thence along this boundary for 40.20 feet to the point of beginning of Bridlewood Forest Subdivision as recorded in Shelby County, Judge of Probate Office in Map Book 5, Page 52.

Subject to the following: (1) Taxes due in the year 1973, which are a lien but not due and payable until October 1, 1973; (2) Restrictions and set back line as shown by recorded map; (3) Restrictions contained in Volume 262, Page 285, in the Probate Office of Shelby County, Alabama; (4) Exception as set forth in Volume 272, Page 463, in the Probate Office of Shelby County, Alabama; (5) Easement to Alabama Power Company as shown by instruments recorded in Volume Volume 264, Page 2 and Volume 264, Page 9, in said Probate Office.



its successors

TO HAVE AND TO HOLD to the said grantee, ~~XXXXXXXXXXXX~~ 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 21st day of May, 1973.

BOOK 280 PAGE 497

STATE OF ALABAMA
CLERK OF THE COURT
THIS INSTRUMENT WAS FILED

1973 MAY 29 AM 9:03

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Carroll M. Jordan

JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 21st day of May, A. D., 1973.

Notary Public.