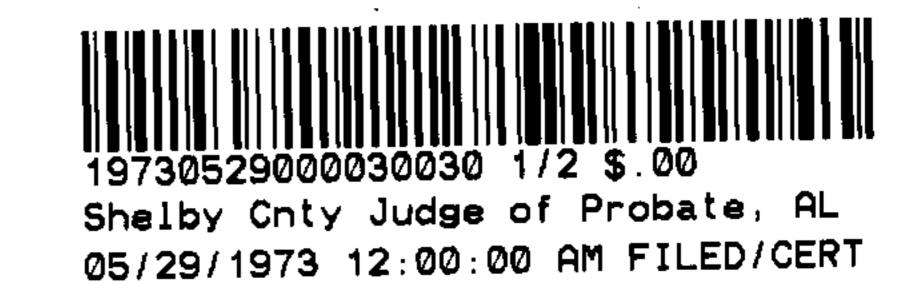
THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street

ADDRESS Birmingham, Alabama 35203



5419

Sec 11/9 331-222

CORPORATION WARRANTY DEED JOINT WITH SUPVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA

## State of Alabama

JEFFERSON COU

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

to the undersigned grantor, Borinquen Farms, Inc.

a corporation, in hand paid by James D. Alexander and wife, Glenda Janell Alexander the receipt whereof is acknowledged, the said

Borinquen Farms, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James D. Alexander and wife, Glenda Janell Alexander

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 12 and the 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 said Probate Office; (5) Easement to Alabama Power Company as shown by instruments recorded in Volume 264, Page 2 and Volume 264, Page 9, in said Probate Office.

\$26,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James D. Alexander and wife, Glenda Janell Alexander as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Borinquen Farms, Inc.

does for itself, its successors

and assigns, covenant with said James D. Alexander and wife, Glenda Janell Alexander, 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

James D. Alexander and wife, Glenda Janell Alexander, their heirs, executors and assigns forever, against the lawful chims of all persons.

## IN WITNESS WHEREOF, The said

Borinquen Farms, Inc.

signature by William B. Surface

who is duly authorized, and has caused the same to be attested by its Secretary, on this 21st day of May, 1973.

ATTEST:

June C. Surface
Secretary.

BORINQUEN FARMS, INC.

By West Président

Judge of	3.00, and	day of o'clock M, and we corded in Volume	Judge of the w	19	ð	1980 Chama, Ala. 3222
COMPANY, INC. S FOR INSURANCE CO.	ca-	on t	of Probate within deed was	DEED		

## State of Alabama

**JEFFERSON** COUNTY;

county in said state, hereby certify that

the undersigned

William B. Surface

Borinquen Farms, Inc. President of the

whose name as a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 21st

day of May,

Notary Public

, a Notary Public in and for said



Shelby Cnty Judge of Probate, AL 05/29/1973 12:00:00 AM FILED/CERT