

This instrument was prepared by

(Name) Graham-Murphy 2574

(Address) P.O. Box 371 Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Two Hundred and No/100-----

to the undersigned grantor, Borinquen Farms, Inc. a corporation,  
(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 Walter Carl Petersen and  
Bernice H. Petersen

(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 West 1/2 of Section 22, Township 22 South,  
Range 3 West described as follows: Commence at the SW corner of Section 22  
and go North 1°29' West along the West boundary of Section 22 for 1,631.33  
feet, thence South 82°08' East for 114.95 feet, thence North 33°12' East  
for 116.00 feet, thence North 12°44' East for 204.02 feet, thence North 24°  
54' West for 193.46 feet, thence North 10°31' West for 158.00 feet, thence  
North 3°37' East for 163.75 feet, thence North 33°13' East for 205.15 feet,  
thence North 42°35' East for 50.60 feet to the point of beginning, thence  
North 47°25' West for 30.00 feet to the center line of Shoal Creek, thence  
North 42°35' East along said center line for 139.39 feet, thence North 40°  
32' East along said center line for 117.04 feet, thence South 49°28' East  
for 30.00 feet, thence South 50°43' East for 245.28 feet to a point on a  
curve on the West boundary of Hidden Valley Drive, said curve having a  
central angle of 13°48'; a radius of 551.70 feet and subtended by a cord  
bearing South 32°33' West for 132.65 feet, thence along this curve 132.69  
feet, thence South 25°39' West for 58.00 feet, thence North 64°11' West  
for 293.70 feet to the Point of Beginning.

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BOOK  
Situating in Shelby County, Alabama.

Subject to easements of records.

19731218000067690 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/18/1973 12:00:00 AM FILED/CERT

U.C.C. FILED IN OFFICE OF  
JUDGE OF PROBATE  
RECORDS & PAGE AS SHOWN ABOVE  
1973 DEC 18 11:10:28  
Seal of 7.30

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 con-  
tingent 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 encum-  
brances,

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, William Surface  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of November 1973

ATTEST:

\_\_\_\_\_  
Secretary  
Borinquen Farms, Inc.  
By William Surface President  
William Surface

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned  
State, hereby certify that William Surface  
whose name as President of Borinquen Farms, 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 20<sup>th</sup> day of November

a Notary Public in and for said County, in said  
State of Alabama  
Notary Public  
Seal of Notary Public  
JERRY WAYNE RUSSELL