

This instrument was prepared by
(Name) SLOAN Y. BASHINSKY, II

(Address) 503 City Federal Building, Birmingham, Alabama 35203

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,

540 1

See Mtg 339-47

That in consideration of THIRTY-ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS-----
(\$31,700.00)

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

FREDDIE DELL WILLIAMS AND WIFE, JUDITH C. WILLIAMS

(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, to-wit:

Lot No. 11 according to Map of Bridlewood Forest Subdivision recorded in Map
Book 5 page 52 in Probate Office of Shelby County, Alabama. Situated in town
of Montevallo, Shelby County, Alabama.

Subject to 1974 taxes and subsequent years. 1974 taxes are a lien but are not
due or payable until 1st October, 1974.

Subject to restrictive covenants and conditions filed for record in D. Book
262, page 285.

Subject to 25 foot building set back line from Pine Wood Lane.

Subject to Agreements between Alabama Power Company and Boriquen Farms, Inc.,
recorded in Deed Book 262 page 621 and Deed Book 264 page 9 in Probate Office
of Shelby County, Alabama.

Subject to transmission line permit in favor of Alabama Power Company recorded
in Deed book 264 page 2 in Probate Office.

The proceeds of a mortgage loan in the amount of THIRTY-ONE THOUSAND SEVEN
HUNDRED AND NO/100 (\$31,700.00) DOLLARS executed simultaneously herewith
has been applied to the purchase price of the property conveyed to GRANTEES
herein.



19740509000022610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/09/1974 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

Copy of instrument

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY -9 AM 8:30
Deed Book 264 Page 30

BOOK 286 PAGE 747

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, except as noted herein.

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 B. SURFACE
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of

ATTEST:

BORINQUEN FARMS, INC.

June C. Surface
Secretary

William B. Surface
President

STATE OF Alabama
COUNTY OF

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 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 4th day of May
Sloan Y. Bashinsky, II
Notary Public