

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,

That in consideration of THIRTY THREE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS
(\$33,400.00) See Mtg 341-707

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

JAMES VERLYN MOSELEY and wife, JOYCE BAXTER MOSELEY

(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.

Lot No. 18 according to map of Bridlewood Forest Subdivision
recorded in Map Book 5, page 52, in the Probate Office of Shelby
County, Alabama.
Situated in town of Montevallo, Shelby County, Alabama.

Subject to easements, restrictions, set back lines, right of
ways, limitations, if any, of record.

The proceeds of a mortgage loan in the amount of \$33,000.00
executed simultaneously herewith have been applied to the
purchase price of the real property conveyed to Grantees herein.

BOOK 288 PAGE 688
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Exp 50
1974 SEP 12 AM 8:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora M. Johnson
JUDGE OF PROBATE

19740912000044730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1974 12:00:00AM FILED/CERT

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 10th day of September 1974

ATTEST:

June C. Surface
Secretary

BORINQUEN FARMS, INC.
By William Surface
WILLIAM SURFACE President

STATE OF }
COUNTY OF JEFFERSON }

I, THE UNDERSIGNED a Notary Public in and for said County in said
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, Borinquen Farms, Inc.

Given under my hand and official seal, this the 10th day of September 1974

Sloan Y. Bashinsky, II
Notary Public