

(Name) Walter L. Mims

(Address) 1010 Massey Building, Birmingham, AL 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable considerations

to the undersigned grantor, Borinquen Farm, 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

Charles E. Binion, Jr. and wife, Laurie Orr Binion

(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:

A parcel of land situated in the SW-1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama described as follows:

Commence at the SW Corner of Section 22 and go N 1° 29' W along the West boundary of Section 22 for 512.85 feet to the point of beginning thence continue along this line 1317.83 feet thence S 77°16' E for 177.43 feet to the center line of Shoal Creek thence along this center line S 12°44' W for 70.50 feet thence continue along this center line S 33° 12' W for 51.07 feet thence S 61° 07' E for 339.13 feet thence S 26°14' E for 422.34 feet thence S 42°54' W for 850.00 feet to the point of beginning, containing 10.1 acres, more or less.

In the event any part or all of the above described property is subdivided or in the event any part and parcel of said land is conveyed to any other person, firm, or corporation, any such lot or parcels so subdivided or conveyed shall contain a minimum of at least one (1) acre, and also will be restricted to underground utilities.

This is a corrective deed given for the sole purpose of correcting an error in the description in that certain deed dated October 24, 1972 given by the same Grantor to the same Grantee, said deed being recorded in Book 277 at Page 395 in the Probate Office of Shelby County, Alabama.

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 contingent 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 encumbrances, unless otherwise noted above, 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 9th day of Sept 1974

ATTEST:

BORINQUEN FARM, INC.

By William B. Surface President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned State, hereby certify that William B. Surface whose name as President of Borinquen Farm, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9 day of September 1974.



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Shelby Cnty Judge of Probate, AL
09/16/1974 12:00:00 AM FILED/CERT

Notary Public