

This instrument was Prepared by
Harrison and Conwill, Attorneys
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

23/4

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made this 3rd day of February, 1975, between Borinquen Farm, Inc. of Shelby County, State of Alabama, party of the first part, and Dan L. Howard and Patricia G. Howard of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Fifty-five Thousand and no/100 Dollars and the assumption of the unpaid balance due on mortgages to Farmers Home Administration covering Tract B, dated August 18, 1970, recorded in Mortgage Book 314, page 531 and covering Tracts A & B dated August 6, 1971, recorded in Mortgage Book 318, page 441 in the Probate Office of Shelby County, Alabama, to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following described land, lying and being in the County of Shelby, State of Alabama, to-wit:

TRACT A: Begin at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, and go westward along the Northern boundary of same 200.0 feet to the point of beginning; thence turn an angle of 92 deg. 13 min. to left and run Southerly a distance of 277.97 feet to a point; thence turn an angle of 91 deg. 45 min. to right and run a distance of 331.50 feet; thence turn an angle of 90 deg. to right and run Northerly 284.37 feet to a point on the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the right and run Easterly along the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 325.95 feet to point of beginning.

TRACT B: For point of beginning commence at the SE corner of Lot 19 of Bridlewood Forest Subdivision as shown by map recorded in the Probate Records of Shelby County, Alabama, in Map Book 5, page 52; thence run in an easterly direction along the Northern boundary of Olverland Road a distance of 335 feet to a point; which said point is located on an extension of the Westernmost right-of-way of Comanche Road as now staked for construction; thence turn to the left and run in a Northerly direction along the western boundary of said Comanche Road a distance of 277.20 feet to a point; thence turn to the left and run in a westerly direction a distance of 331.50 feet to a point on the eastern boundary of Lot 17 as shown on said subdivision of Bridlewood Forest, which said point is 270.44 feet north of the point of beginning; thence turn to the left and run in a southerly direction along the eastern boundary of Lots 17, 18 and 19 of said Bridlewood Forest a distance of 270.44 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West. EXCEPT street right-of-way.

Subject to transmission line permit and road rights of way of record.

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Shelby Cnty Judge of Probate, AL
02/04/1975 12:00:00AM FILED/CERT

BOOK 290 PAGE 597

The above described land is subject to the following described mortgages:

1. That certain mortgage to the United States of America executed by Borinquen Farm, Inc. dated August 14, 1970, and recorded in Mortgage Book 314, page 531, in the Office of the Judge of Probate of Shelby County, Alabama:

2. That certain mortgage to the United States of America executed by Borinquen Farm, Inc. dated August 6, 1971, and recorded in Mortgage Book 318, page 441, in the Office of the Judge of Probate of Shelby County, Alabama:

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgages.

TO HAVE AND TO HOLD to said parties of the second part, 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 the party of the first part does for itself and for its successors and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

ATTEST:

BORINQUEN FARM, INC.

James C. Surface
Secretary

William B. Surface
President

STATE OF ALABAMA
COUNTY OF SHELBY

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 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,

Given under my hand and official seal, this the 3rd day of February, 1975.

Martha S. Janner
Notary Public

19750204000005580 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -4 PM 12:04
REC'D & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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