

(Name) Virginia Hicks as an employee of Jackson Company

(Address) 100 Office Park Drive Birmingham, Alabama 35223

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 Forty Three Thousand Two Hundred Thirty and no/100-----Dollars

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

Richard M. Canada, and wife, Barbara P. Canada

(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 2, in Block 3, according to Survey of Hidden Valley Estates, as recorded in  
Map Book 6, page 36 in Probate Office of Shelby County, Alabama.  
Situated in town of Montevallo, Shelby County, Alabama.

Subject to:

50 foot building set back line from Hidden Valley Drive.

Restrictive covenants as to underground cables dated 21st November, 1974 and recorded  
in Misc. Book 9 page 879 in Probate Office.

Easement in favor of Water Works Board, Town of Montevallo, recorded in Deed Book 274,  
page 666 in Probate Office.

Ad Valorem Taxes for the current year, 1975.

Restrictive covenants and Conditions filed for record on 21st November, 1974, in Misc.  
Book 9, page 720.

\$34,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith delivery of this deed.



19750821000045340 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 AUG 21 AM 8:41  
Deed Book 9.00  
Carroll M. Johnson  
JUDGE OF PROBATE

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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, 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 15 day of August 1975

ATTEST:

Borinquen Farm, Inc.  
William B. Surface, President

By William B. Surface President

Secretary

STATE OF Florida  
COUNTY OF Volusia

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 15th day of August

1975

James L. Williams  
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AUG. 14, 1976