

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law

(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 Forty Thousand Nine Hundred Fifty and No/100 Dollars (\$40,950.00)

See Mtg 354-142

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

Van H. Dobbs and wife, Patricia L. Dobbs

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

Situated in Town of Montevallo, Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$30,000.00 of the consideration recited above was paid from a
mortgage loan closed simultaneously herewith.



19760430000038780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 APR 30 AM 8:59
Seal Exp 11:00
Conrad M. Shadler
JUDGE OF PROBATE

BOOK 238 PAGE 401

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 B. Surface
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of April 19 76

ATTEST:

BORINQUEN FARM, INC.

By *William B. Surface*
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 27th day of April

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Sloan Y. Bashinsky, II
Notary Public