

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

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 HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

David Nichols and wife, Teresa M. Nichols

(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. 8 in Block 1, according to Hidden Valley Estates, as recorded  
in Map Book 6, page 36, in the Probate Office of Shelby County, Alabama.  
Situate in town of Montevallo, Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on  
November 21, 1974, and recorded in Miscellaneous Book 9, page 720,  
in the Probate Records of Shelby County, Alabama.

Subject to utility easements and rights of way as shown on recorded map  
of said subdivision, if any.



19770404000030900 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/04/1977 12:00:00 AM FILED/CERT

77 APR -4 10:33  
Deed Tax .50  
Rec. 150  
Ind. 100  
200

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 29th day of March 19 77.

ATTEST:

BORINQUEN FARM, INC.

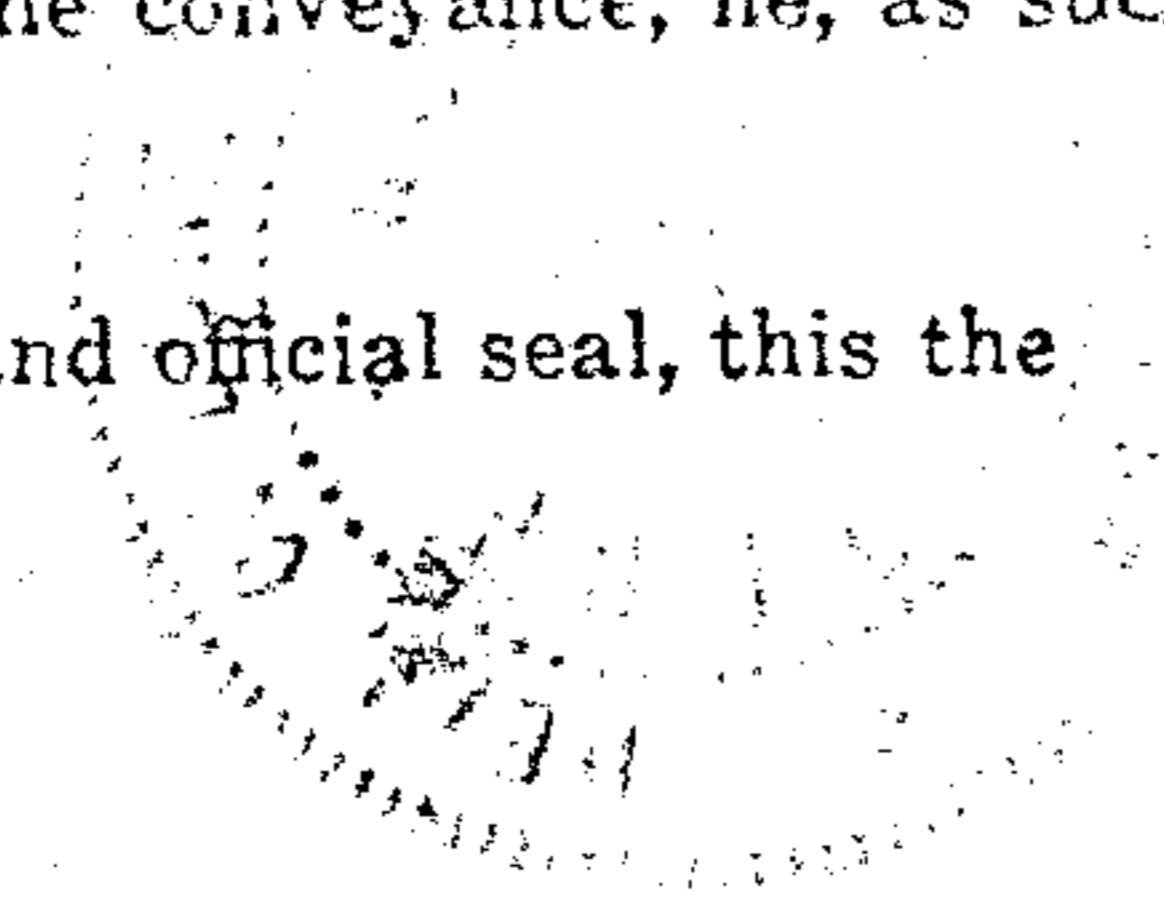
June C. Surface  
Secretary

By William B. Surface  
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 29th day of March 19 77.



June C. Burt  
Notary Public

My Commission Expires 4, 1977

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