

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051 *4844*

Form 1-1-7 Rev. 3-79

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

Richard M. Canada and wife, Barbara 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 3 in Block 3 according to Survey of Hidden Valley Estates, as
recorded in Map Book 6, page 36, in the Probate Office of Shelby
County, Alabama.
Situating in the Town of Montevallo, Shelby County, Alabama.

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

Subject to building set back lines and utility easements as shown
on the map of said subdivision.

BOOK 369 PAGE 117



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Shelby Cnty Judge of Probate, AL
11/30/1977 12:00:00AM FILED/CERT

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 _____ day of _____ 19 77.

ATTEST: _____
Secretary
By **William B. Surface** President
BORINQUEN FARM, INC.

STATE OF ALABAMA
COUNTY OF SHELBY

NOTED NOV 30 1977
Rec. 1.50
Incl. 1.00
3 23

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,

Given under my hand and official seal, this the *10th* day of *March* 19 77.

Richard M. Canada
675 Hidden Valley
Montevallo Ala

Notary Public
My commission expires Dec. 11, 1979