

This instrument was prepared by

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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.

Situated 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 19 77.

ATTEST:

BORINQUEN FARM, INC.

*James C. Surface* Secretary  
By *William B. Surface* President

STATE OF ALABAMA  
COUNTY OF SHELBY

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 10<sup>th</sup> day of March 19 77.

*Richard M. Canada*  
*Chesed W. Scott* Notary Public  
My commission expires 11/11/1979