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BOOK

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 FIFTY THOUSAND AND NO/100 (\$50,000.00) 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

Sidney J. Vance and wife, Barbara R. Vance

(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, Shelby County, Alabama, to-wit:

> Lot 5, 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.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closing simultaneously herewith.

> 19780302000026540 1/1 \$.00 Shelby Cnty Judge of Probate, AL 03/02/1978 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 contingent 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 encumbrances, 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.

President, William B. Surface IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 1978.

ATTEST:

BORINQUEN FARM, INC.

William B. Surface

STATE OF ALABAMA COUNTY OF SHELBY

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Florence Q. Smartin, Ser 12.50

a Notary Public in and for said County in said.

the undersigned JUDGE OF PROBATE

William B. Surface Borinquen Farm, Inc. President of 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

28th Given under my hand and official seal, this the day of February

City Federal 13 haw. ala. 35203

State, hereby certify that whose name as the act of said corporation,