

This instrument was prepared by

293

(Name) Roberts Real Estate

(Address) P.O. Box 94, Montevallo, Alabama 35115

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand Four Hundred (\$10,400.00) DOLLARS

the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Borinquen Farm, Inc.

herein referred to as grantors) do grant, bargain, sell and convey unto

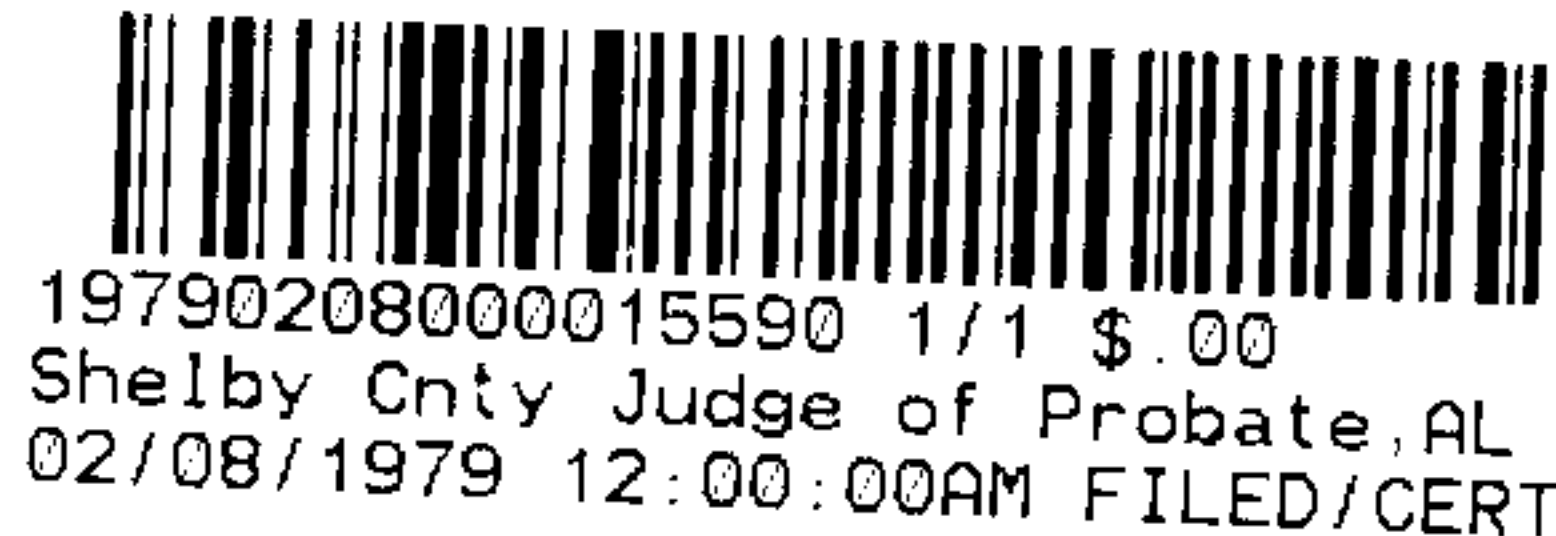
Ronald T. Manning and wife, Mary James Manning

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

Shelby County, Alabama to-wit:

Lot 4, Block 3 Hidden Valley as found in Map Book 6, Page 36 located in the Probate Office Shelby County, Alabama

Subject to Protective Covenants of the Hidden Valley Subdivision recorded in the office of the Probate Judge of Shelby County, Alabama. Book 9, Page 720.



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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of February, 1979.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

Laura Lou Roberts, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and June C. Surface, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 1979.

Roberts Real Estate

Notary Public.