19791114000149190 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/14/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys 509

(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 FIFTY THOUSAND & 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

Bradley Harvey and Dorothy Harvey

(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:

A part of the SW¼ of SW¼ of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the Southwest corner of Section 22, Township 22 South, Range 3 West; thence run N 89 deg. 28' East along the South boundary of Section 22 a distance of 347.34 feet; thence run N 51 deg. 35' East along the Northwesterly right of way of Shelby County Highway #12 a distance of 1118.22 feet to the point of beginning; thence run N 38 deg. 25' West a distance of 216.0 feet; thence run N 45 deg. 11' East a distance of 290.43 feet; thence run South 01 deg. 12' East a distance of 311.86 feet to a point on said R.O.W.; thence run South 51 deg. 35' West along said R.O.W. a distance of 100.0 feet to the point of beginning. Contains one acre. Situated in Shelby County, Alabama. According to survey of Amos Cory, R.L.S. # 10550.

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$15,000.00 of the purchase price recited above is paid from a mortgage loan closed simultaneously.

NOV 14 AM 9 04 Re mtg. 398 246
Deed 35.00
Rec. 1.50
Ind. 1.00
37.50

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, W. B. Surface who is authorized to execute this conveyance, has hereto set its signature and seal, this the ____ day of November, 1979.

ATTEST: BORINQUEN FARM, INC.

Jane C. Surface, Sec, Secretary By 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 W. B. Surface whose name as President of BORINQUEN FARM, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 9th day of November, 1979.

Anthony T. Cohen
Notary Public

JEFFERSON FEDERAL SAVINGS
P. O.