

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:


NAME: JAMES F. BURFORD, III, Suite 2900

ADDRESS: 300 Vestavia Off. Pk., Bham, AL 35216

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.


 19811023000113230 Pg 1/2 .00
 Shelby Cnty Judge of Probate, AL
 10/23/1981 00:00:00 FILED/CERTIFIED

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor, Borinquen Farm, Inc.
 a corporation, in hand paid by William B. Surface and June C. Surface
 the receipt whereof is acknowledged, the said
 Borinquen Farm, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
 William B. Surface and June C. Surface

as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21 and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama described as follows: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21; thence run South 89 deg. 49' West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 150.0 feet to the Easterly right-of-way of Comanche Road; thence run South 02 deg. 24' East along said right-of-way a distance of 91.03 feet to the point of a curve to the left having a Delta angle of 93 deg. 30' and a radius of 25.0 feet, and run along the arc of said curve a distance of 40.80 feet; thence run North 84 deg. 06' East along the Northerly right-of-way of Davilla Drive a distance of 155.00 feet; thence run North 05 deg. 54' West a distance of 99.75 feet; thence run South 89 deg. 55' West a distance of 25.37 feet to the point of beginning.

SUBJECT TO:

1. Taxes for 1982 and subsequent years.
2. Oil and gas lease from Borinquen Farm, Inc., to Atlantic Richfield Company dated July 4, 1979 and recorded in Deed Book 321, page 933 in the office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said William B. Surface and June C. Surface as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Borinquen Farm, Inc.

does for itself, its successors

and assigns, covenant with said William B. Surface and June C. Surface
 heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Borinquen Farm, Inc.

signature by William B. Surface

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
 on this 9 day of OCTOBER, 1981

ATTEST:

June C. Surface
 Secretary.

By William B. Surface
 Vice President

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

19811023000113230 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
10/23/1981 00:00:00 FILED/CERTIFIED

State of Alabama

JEFFERSON

COUNTY;

I, JAMES F. BURFORD, III, a Notary Public in and for said county in said state, hereby certify that William B. Surface whose name as President of the Borinquen Farm, Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this date 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

9

day of

OCTOBER



BOOK 335 PAGE 694

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT 23 PM 2:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX. \$0
Rec 3.00
Ind 1.00
<hr/> 4.00