

SEND TAX NOTICE TO:

(Name) William B. Surface

(Address) P.O. Box 20146, B'ham., Al. 35216

This instrument was prepared by

2257

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS-----

to the undersigned grantor, Borinquen Farm, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William B. Surface and wife, June C. Surface

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

Begin at the S.W. corner of Section 22, Township 22 South, Range 3 West and go N. 1° 29' W. along the West Boundary of said Section for 513.27 feet; thence N. 42° 57' E. for 850.00 feet; Thence N. 45° 14' E. for 561.12 feet; Thence S. 56° 44' E. for 388.25 feet to the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22; Thence S. 1° 12' E. along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 245.40 feet; thence S. 45° 11' W. for 290.43 feet; thence S. 38° 25' E for 216.00 feet to the North-Westerly boundary of Highway 12, or Spring Creek Road; Thence S. 51° 35' W along said boundary for 631.96 ft; thence N. 38° 25' W. for 166.67 feet; Thence S. 51° 35' W for 270.00 feet; Thence S. 38° 25' E. for 166.67 feet; Thence S. 51° 35' W. for 216.24 feet to a point on the South Boundary of Section 22; Thence S. 89° 28' E. along said boundary for 347.37 feet to the Point of Beginning, containing 23.8 Acres More or Less.

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STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
STATEMENT WAS FILED

1983 NOV 16 PM 3:00

Deed Tax 100
Rec 150
Lnd 100
350

James A. Snowdon, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 19 83.

ATTEST:

June C. Surface
June C. Surface
Secretary

BORINQUEN FARM, INC.

By William B. Surface
William B. Surface
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, State, hereby certify that William B. Surface

a Notary Public in and for said County in said

whose name as the 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

16th day of November 19 83

Laura L. [Signature]

Notary Public