

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FOLEY DAIRY, INC., a corporation, hereinafter called the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by CHARLES E. ROBERTS and JOYCE ANN ROBERTS, husband and wife, hereinafter called the Grantees, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantees during their joint lives and upon the death of either of them, to the survivor of them and to the heirs and assigns of such survivor, in fee simple, forever, all that real property in Baldwin County, Alabama, described as follows, to-wit:

Lots 39, 40 and 41, Block 1 of the Fernwood Heights Subdivision according to the plat thereof recorded in the office of the Judge of Probate of Baldwin County, Alabama in Map Book 4, page 225.

TOGETHER WITH all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees during their joint lives and, upon the death of either of them to the survivor of them and to the heirs and assigns of such survivor, in fee simple, FOREVER.

Conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) is made subject to the following:

1. Lien of taxes hereafter falling due.
2. Restrictions appearing of record in Map Book 4, page 225.
3. Reservation of oil, gas and other minerals on, in or under said property, together with mining rights and other rights, privileges and immunities relating thereto as shown in instrument recorded in Deed Book 359, page 447, Baldwin County Probate Records.

And, except as provided above, the Grantor, for Grantor and Grantor's successors and assigns, hereby covenants to and with the Grantees and Grantees' heirs and assigns that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor will forever warrant and defend title to and possession of said property unto the Grantees and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto signed and affixed on this the 6TH day of December, 1980.

FOLEY DAIRY, INC., a corporation

ATTEST:

Elmer D. Jones
its Attorney

BY: Keith Dillan
its Pres.

STATE OF ALABAMA,
BALDWIN COUNTY

I certify that this instrument was filed
and the following tax collected on

DEC 17 1980 10:30 AM

Min. Tax \$ 1.00 M.H. \$1.00 Index \$ 1.00
Deed \$ 1.00 Mort. \$ 1.00 Recorded in RP
Book 81
Page 1932 Harry D. Jones
By -33 Judge of Probate

REAL 81 PAGE 1932

STATE OF ALABAMA
BALDWIN COUNTY

I, Marilyn Dillon, a notary public in and for said county and state, hereby certify that Keith Dillon and Elvin Dillon, whose names as President and Vice-President, respectively of FOLEY DAIRY, INC., a corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they, acting in their official capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 10th day of Dec., 1980.

Marilyn Dillon
NOTARY PUBLIC

My Commission Expires May 11, 1982



This instrument prepared by:
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