

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. John J. Balaguer

(Address) 1616 Portsouth Lane
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Larry R. Newman, Attorney-At-Law

(Address) 2205 Morris Avenue, Birmingham, Alabama 35203

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand Five Hundred and No/100 Dollars Equity-----

to the undersigned grantor, CONTINENTAL FOUNDRY & MACHINE WORKS, 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

John J. Balaguer and Donna C. Balaguer

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

Lot 36, according to the Survey of First Sector, Portsouth, as recorded in
Map Book 6, page 22 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1. Taxes for the year 1985 and thereafter; 2. Easement and
Building line as shown by recorded Map; 3. Agreement with Southern Natural Gas
Company as recorded in Volume 298, page 648 in the Probate Office of Shelby
County, Alabama; 4. Agreement with Plantation Pipe Line as recorded in Misc.
Volume 10, page 186 in said Probate Office; 5. Agreement with Alabama Power
Company as recorded in Misc. Volume 8, Page 775 in said Probate Office; 6. Right of
way to Alabama Power Company as recorded in Volume 288, page 555 in said Probate
Office; 7. Restrictions as recorded in Misc. Volume 8, page 295 and Misc. Volume
8, page 557 in said Probate Office; and 8. Right of way with Plantation Pipe Line as
recorded in Volume 112, page 320 in said Probate Office.

The Grantees herein expressly assume and agree to pay that certain Mortgage
from Thomas F. Long to Jefferson Federal Savings & Loan Association, filed
for record 12/11/80 and recorded in Volume 408, page 376 and transferred to
Central Bank of Birmingham by Misc. Volume 38, page 865 in the Probate Office of
Shelby County, Alabama.

\$4,100.00 of the equity is subject to a second mortgage which is closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, Conrad Kreunen
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July, 1985

ATTEST:

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

CONTINENTAL FOUNDRY & MACHINE WORKS, INC.

By Conrad Kreunen President

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

1985 AUG 12 AM 9:04

Thomas F. Long, Jr.
JUDGE OF PROBATE

Deed TAX 6.50
Rec 2.50
Jud 1.00
10.00

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Conrad Kreunen

whose name as President of CONTINENTAL FOUNDRY & MACHINE WORKS, 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 31st

day of July

Barbara A. Harris
Notary Public

My Commission Expires February 11, 1989