

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Leonard Claud Sachs
(Address) 1468 Secretariat Drive
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-EIGHT THOUSAND AND NO/100 (\$98,000.00) DOLLARS
to the undersigned grantor, J. ELLIOTT CORP. 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

LEONARD CLAUD SACHS and wife, LYNN D. SACHS

(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:

Lot 88, according to the survey of Dearing Downs, 6th Addition, Phase II, as
recorded in Map Book 11 page 31 in the Probate Office of Shelby County, Alabama, and
re-recorded in Map Book 11 page 80 in said Probate Office; being situated in Shelby
County, Alabama.

SUBJECT TO:
Building setback line of 40 feet reserved from Secretariat Drive as shown by plat.
Public utility easements as shown by recorded plat, including a 20 foot drainage
easement on the Rear.
Restrictions, covenants and conditions as set out in instrument recorded in Real 141
page 729 and Map Book 11 page 31 re-recorded in Map Book 11 page 80 in Probate
Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 55 page 454 and Deed Book 255 page 224 in Probate Office of Shelby County,
Alabama.

Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto, including
rights set out in Deed Book 249 page 355 in Probate Office of Shelby County,
Alabama.

\$92,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,

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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of April 1988.

ATTEST:
1. Deed Tax \$ 5.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 9.00
STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED BY
88 MAY -5 AM 8:50
J. ELLIOTT CORP.
President, James W. Elliott

Thomas C. Snowden, Jr.
JUDGE OF PROBATE

I, the undersigned
State, hereby certify that James W. Elliott
whose name as President of J. Elliott Corp.
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,

a Notary Public is and for said County in said