

This instrument was prepared by

Jefferson Land Title Service Co., Inc.

(Name) Cathryn McCain
(Address) 2960 Columbiana Road
Birmingham, Al 35216

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirteen Thousand Dollars and no cents** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Katie Lee Roper, N. Dale Cox and Henry Grady Roper
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Daniel D. Acker and Loretta Kaye Acker
(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 21-A, according to the map of the Town of Aldrich, which is recorded
in Map Book 3, Page 52, in the office of the Judge of Probate in
Shelby County, Alabama.

The same fronting on Railroad Avenue and containing 0.62 acres, more or
less.

\$11,000 of the above recited purchase price was paid by purchase money
mortgage filed simultaneously herewith.

This conveyance and the coventants of title herein are made subject to any
and all restrictions, reservations, easements, rights of way and covenants
of record in said County affecting said property, any matter and state of facts
that would be disclosed by accurate survey and inspection of said premises, and
the lien for ad valorem taxes against said property for the current year, which
taxes Grantee assumes and agrees to pay.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th
day of May, 1988

WITNESS:

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

(Seal)

88 MAY 13 AM 11:41

1. Deed Tax (Seal) 13.00

2. Mtg. Tax

3. Recording Fee (Seal) 2.00

4. Indexing Fee 1.00

TOTAL 16.50

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, Cathryn H. McCain, a Notary Public in and for said County, in said State,
hereby certify that Katie Lee Roper, N. Dale Cox and Henry Grady Roper
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of May, A.D., 1988

Rt. 4 Box - 456
Montevallo, Ala
35110