

This form furnished by:

929
Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Anthony D. Snable
(Address) 2700 Highway 280 South, Suite 101
Birmingham, Alabama 35223

Send Tax Notice to:

(Name) Dennis R. Letts, Jr.
(Address) 1473 Secretariat Drive
Helena, Alabama 35007

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

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand and no/100-----Dollars

to the undersigned grantor, Jerry D. Washington Construction, 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

Dennis R. Letts, Jr. and wife, Jill L. Letts

(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 27, according to the Survey of Dearing Downs, 6th Addition as recorded in Map
Book 11, Page 31 in the Probate Office of Shelby County, Alabama. Situated in the
Town of Helena, Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1988.
2. Easements, restrictions and reservations of record.

\$106,400.00 of the purchase price recited above was paid from mortgage loan executed
simultaneously herewith.

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1. Deed Tax \$ 6.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 9.50

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, Jerry D. Washington
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of June 19 88

ATTEST:

Secretary

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 13 AM 8:23

STATE OF ALABAMA

COUNTY OF

JEFFERSON

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Jerry D. Washington
whose name as President of Jerry D. Washington Construction, 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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 6th day of June

19 88

10-21-91

Commission Expires

Notary Public