

This instrument was prepared by

766

(Name) Mary E. Wright

(Address) Birmingham, Alabama

Warranty Deed

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Four Thousand, Five Hundred and no/100----- DOLLARS,

to the undersigned grantor, Awtrey Reamer Development Partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Debra D. Ward and Douglas L. Drennen
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama to Wit:

Lot 31, according to the survey of Southpointe, First Sector, as recorded in Map Book 11, page 83, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of ways of record.

Grantee's Address: 213 Gadsden Highway
Suite 215
Birmingham, Alabama 35235

\$24,500 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Partner who is authorized to execute this conveyance, hereto set its signature and seal,

this the 29th day of February, 19 88

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, the undersigned authority, hereby certify that H. Albert Awtrey
whose name as Managing Partner of Awtrey Reamer Development Partnership 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 Partnership.

Secretary of ALA. SH. By. Albert Awtrey, Managing Partner
I CERTIFY THIS INSTRUMENT WAS FILED
88 MAR -9 PH 6:06
Notary Public in and for said County, in said State,
JUDGE OF PROBATE

Given under my hand and official seal, this the 29th day of February, 19 88