

(Name) James W. Dewberry
P. O. Box 2311
Birmingham, AL 35201

3032

This instrument was prepared by
DOMINICK, FLETCHER, YELDING, WOOD

This instrument prepared by
Walter Fletcher

(Name) ANDRE LOYD
2131 HIGHLAND AVENUE
(Address) BIRMINGHAM, ALABAMA 35205

2121 Highland Ave., So.
Birmingham, Alabama 35205

Form 1-1-37 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

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

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES V. WEST III and CLAYTON FANT, an Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES W. DEWBERRY

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE 1/4 of SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the SW corner of said 1/4-1/4 Section, run in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 77.98 feet; thence turn an angle to the left of 75°33'30" and run in a Northeasterly direction along the East line of Lots 14, 15, 16, 17 and 18, Block 3, Resurvey of George's Subdivision of Keystone, Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, page 33, for a distance of 460.0 feet; thence turn an angle to the right of 87°45'30" and run in a Southeasterly direction for a distance of 280.40 feet to the point of beginning; thence turn an angle to the left of 73°47' and run in a Northeasterly direction for a distance of 190.03 feet; thence turn an angle to the right of 88°16'30" and run in a Southeasterly direction for a distance of 78.0 feet; thence turn an angle to the left of 28°37' and run in an Easterly direction for a distance of 138.06 feet; more or less, to a point on the Northwest right-of-way line of Hickory Hills Drive; thence turn an angle to the right and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 211.60 feet; thence turn an angle to the right and run in a Northwesterly direction for a distance of 184.33 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

\$120,000.00 of the consideration recited above came from a first mortgage loan made by Birmingham Federal Savings and Loan Association and \$30,000.00 from a second mortgage back to grantor, both closed simultaneously herewith.

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

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 hands(s) and seal(s), this 18 day of October, 1985.

JAMES V. WEST III AND CLAYTON FANT,
AN ALABAMA GENERAL PARTNERSHIP

By: *James V. West III* (Seal)
James V. West III, Partner

By: *Clayton Fant* (Seal)
Clayton Fant, Partner

Rec'd 2.50
Jud 1.00
3.50
STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 OCT 30 AM 9:05 (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James V. West III and Clayton Fant whose name is as partners in James V. West III and Clayton Fant, an Alabama General Partnership on this day, that, being informed of the contents of the conveyance they, with full authority, executed the same voluntarily on the day the same bears date, as and for the act of said partnership.

Given under my hand and official seal this 18 day of October, A. D., 1985

Bham Fed Sec.

B. C. [Signature]
Notary Public.