

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

That, in consideration of \$ **\$235,000.00** to the undersigned Grantor, **First American Bank**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Clyde Westbrook and Cynthia Westbrook** (herein referred to as "Grantees") as joint tenants with rights of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Attached Exhibit "A"**  
**Legal Description**

**Property Address:**      **3881 South Shades Crest Road**  
                                 **Birmingham, Alabama 35244-6724**

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

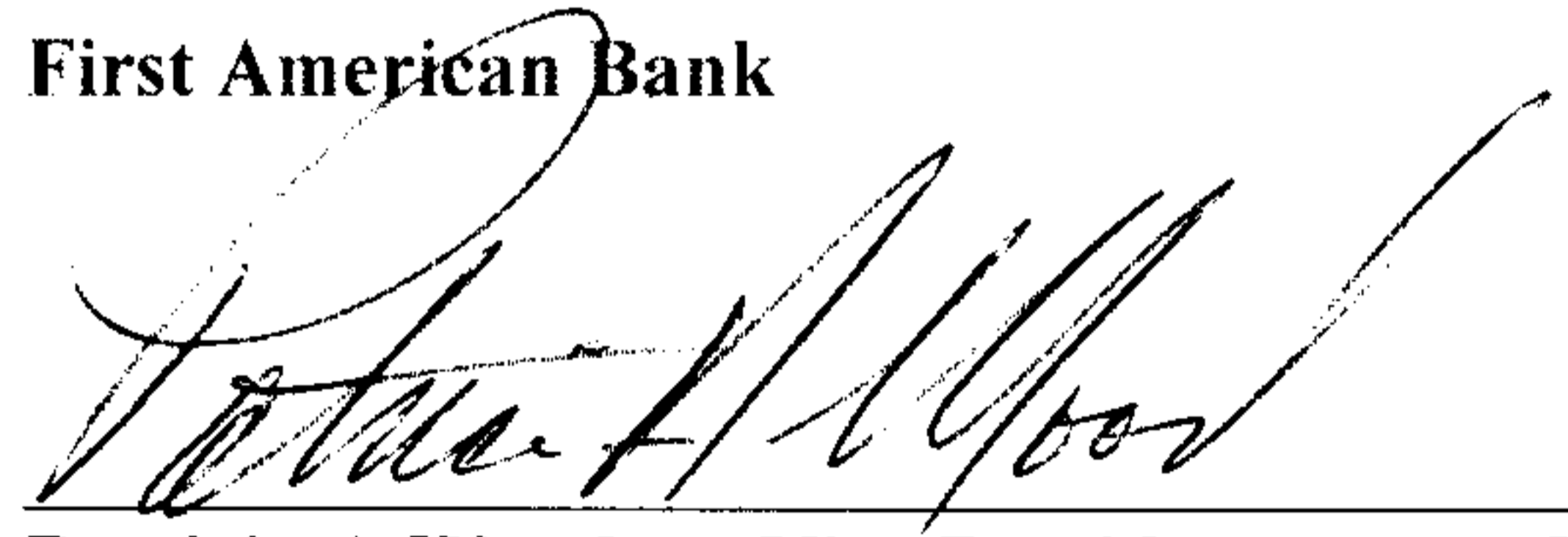
**\$ \$223,250.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 person.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of January, 2008.

**First American Bank**

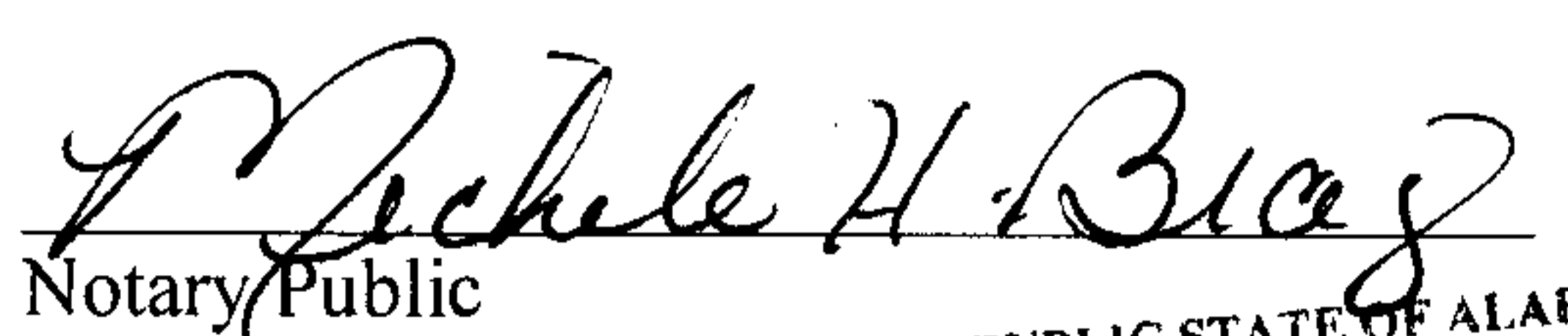
By:

  
**Patricia A Wood, as Vice President**      **Grantor**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Patricia A Wood, as Vice President of First American Bank**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2008.

  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 21, 2011  
Commission Expires: BONDED TO THE NOTARY PUBLIC UNDERWRITERS

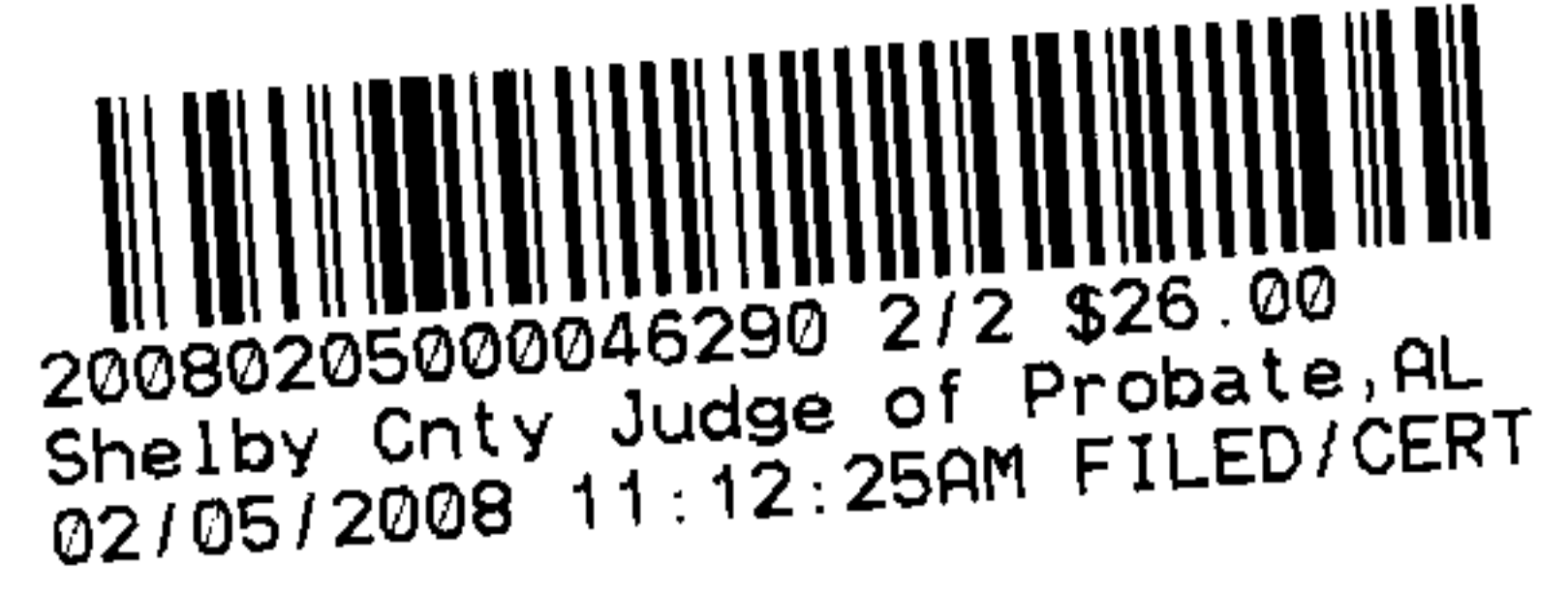
**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Clyde Westbrook and Cynthia Westbrook  
3881 South Shades Crest Road  
Birmingham, AL 35244-6724

Shelby County, AL 02/05/2008  
State of Alabama

Deed Tax: \$12.00

**Exhibit "A"**  
**Legal Description**



**Part of the NW ¼ of the NW ¼ of Section 5, Township 20 South, Range 3 West, Shelby County, more particularly described as follows:**

**Begin at the Northwest corner of said section and proceed south along west line of said forty to point 761.58 feet which is also the point of intersection with the south boundary of road right of way, this point also being called the point of beginning; Thence turn left 57° 18' for a distance of 197 feet; thence turn left 90° for a distance of 215.99 feet; thence turn left again 90° for a distance of 197 feet to a point of intersection with highway right of way; thence turn left and travel westerly along said right of way to the point of beginning. Situated in Shelby County, Alabama.**