

SEND TAX NOTICES TO:
SMMS Realty Partnership
P.O. Box 1365
Bessemer, AL 35021

Inst # 1995-33164

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifteen Thousand and no/100 Dollars (\$115,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **OSMOND ROBINSON** and **BARRY ROBINSON**, married persons (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **SMMS REALTY PARTNERSHIP** (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor or of Grantor's spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15 day of November, 1995.


Osmond Robinson


Barry Robinson

[ACKNOWLEDGMENT ON NEXT PAGE]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OSMOND ROBINSON and BARRY ROBINSON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15 day of November, 1995.



NOTARY PUBLIC

My Commission Expires: 2/23/98

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Karen F. Bean
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

TO

WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

Grantor: Osmond Robinson and Barry Robinsons

Grantee: SMMS Realty Partnership

A parcel of land situated in Southwest 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 2 West, described as follows:

Commence at the Southwest corner of Section 17, Township 21 South, Range 2 West; thence South 88 degrees 14 minutes 00 seconds East along the South line of said Section for distance of 1287.09 feet; thence North 34 degrees 40 minutes 33 seconds West for a distance of 150.31 feet to the point of beginning; thence South 55 degrees 19 minutes 27 seconds West for a distance of 150.00 feet; thence North 34 degrees 40 minutes 33 seconds West for a distance of 100.00 feet; thence North 55 degrees 19 minutes 27 seconds East for a distance of 150.00 feet to a point on the southwesterly right of way of U.S. Highway No. 31 (100 feet R.O.W.); thence South 34 degrees 40 minutes 33 seconds East along said right of way for a distance of 100.00 feet to the point of beginning.

Inst # 1995-33164
11/17/1995-33164
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCO 14.50

SUBJECT TO:

1. Taxes for 1996 and subsequent years, which are not yet due and payable.
2. Title to all minderals within and underlying the premises, together with all mining rights and other ights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 275, page 320, which are not owned by Grantor.
3. Covenants, conditions, restrictions and easements as set out in Deed Book 275, page 320.