

SEND TAX NOTICE TO:

Annie M. Winslett
135 Winslett Road
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **Oxmoor II, Inc.**, a California corporation, and **Pebble Partners**, an Alabama general partnership (jointly, the "Grantors"), by **Annie M. Winslett** (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Northwest 1/4 a distance of 711.77 feet to the POINT OF BEGINNING of the herein described parcel; thence continue in the same direction of the last described course, in a Westerly direction, a distance of 132.00 feet to a point; thence turn an interior angle of 93°25'28" and run to the right in a Northerly direction a distance of 105.38 feet to a point on the Southerly boundary of Cahaba Valley Park North as recorded in Map Book 13, Pages 140a and 140b; thence turn an interior angle of 86°30'35" and run to the right in an Easterly direction along the South line of said subdivision a distance of 133.58 feet to a point; thence turn an interior angle of 92°38'17" and run to the right in a Southerly direction a distance of 105.16 feet to the POINT OF BEGINNING.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

07/25/1996-24092
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 31.50

assessed value: \$8,000

Inst # 1996-24092

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 1996 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

And the Grantors do for themselves and for their successors and assigns covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will and their successors and assigns shall warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by their respective duly authorized representatives this 9th day of May, 1996.

OXMOOR II, INC.

By *Donald M. Stanley*
Its President

PEBBLE PARTNERS

By _____
Its General Partner

By _____
Its General Partner

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by their respective duly authorized representatives this 9th day of May, 1996.

OXMOOR II, INC.

By _____
Its President

PEBBLE PARTNERS

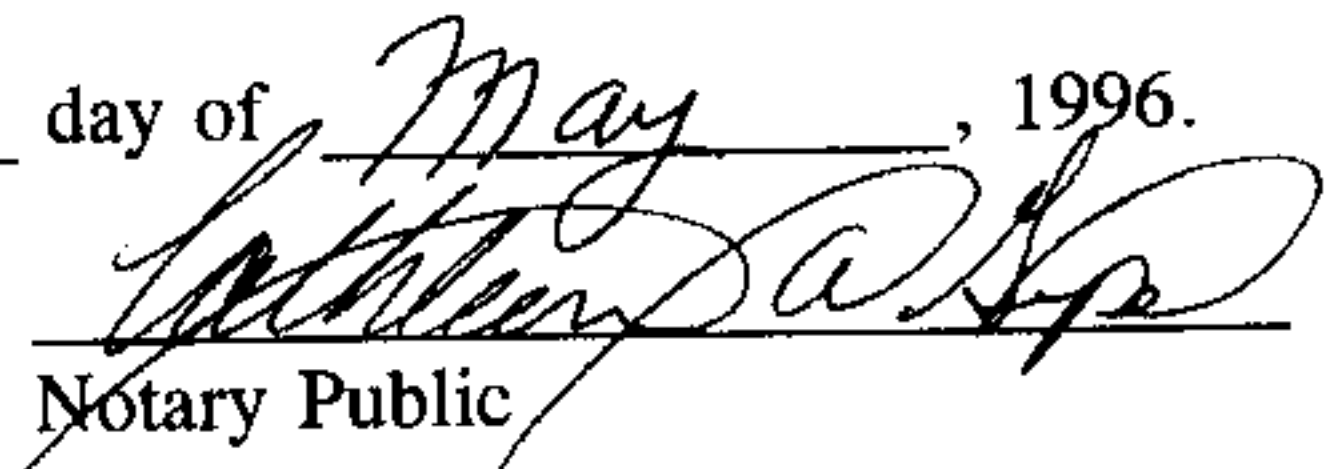
By A Michael Graham
Its General Partner

By [Signature]
Its General Partner

STATE OF CALIFORNIA)
Sacramento COUNTY)

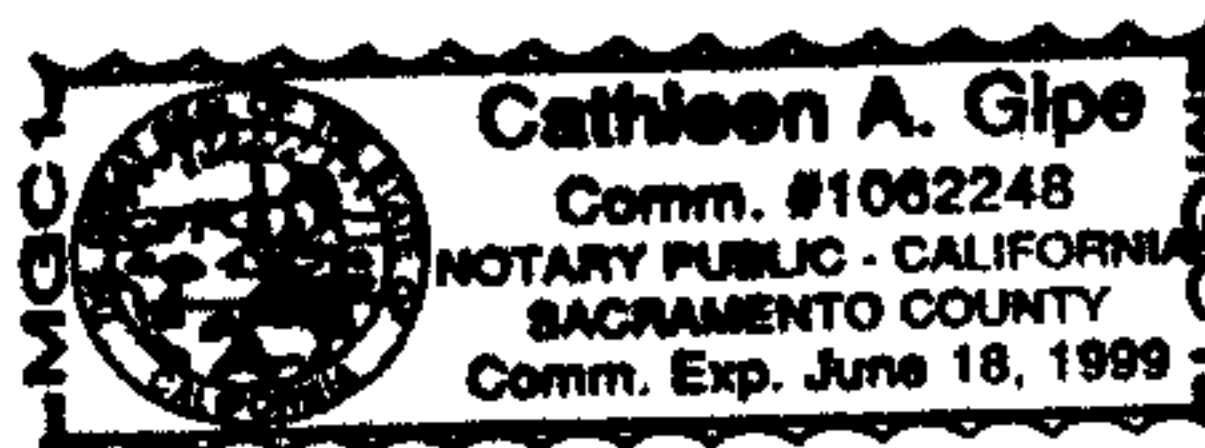
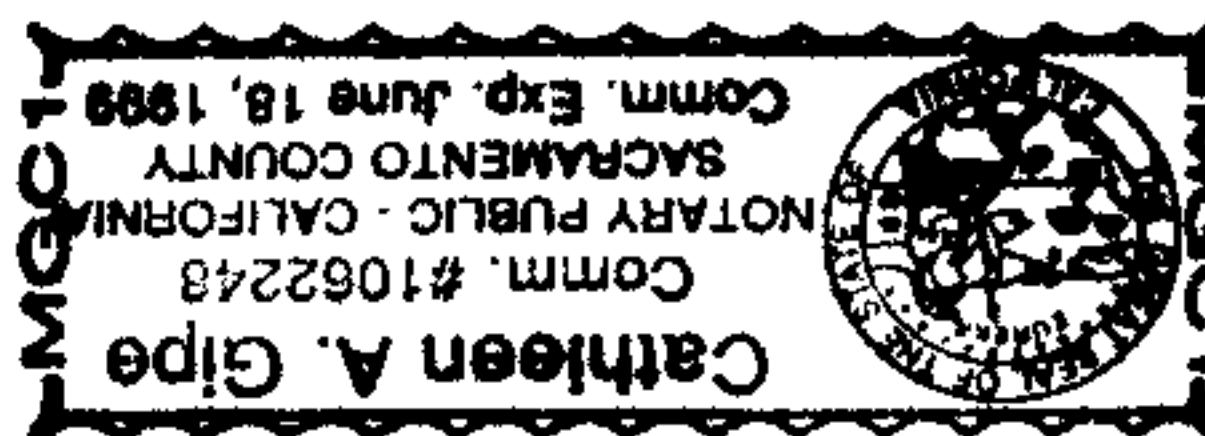
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda M. Stanley, whose name as President of Oxmoor II, Inc., a California corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6th day of May, 1996.


Notary Public

NOTARIAL SEAL

My commission expires: June 18, 1999



STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that H. Michael Graham, whose name as general partner of Pebble Partners, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 9th day of May, 1996.

Martha J. Holland
Notary Public

NOTARIAL SEAL

My commission expires: 2-7-99

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve V. Graham, whose name as general partner of Pebble Partners, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 9th day of May, 1996.

Martha J. Holland
Notary Public

NOTARIAL SEAL

My commission expires: 2-7-99

This instrument prepared by:

Dawn Helms Sharff
WALSTON, STABLER, WELLS,
ANDERSON & BAINS
505 N. 20th Street, Suite 500
P. O. Box 830642
Birmingham, Alabama 35283-0642
(205) 251-9600

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