

Recorder's Use Only Above

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To (Grantee's Address):

Stewart B. Hoge
4311 Oak Lawn Ave., Suite 600
Dallas, Texas 75219
FNT Relocation No. 98420952

Scott C. Robinson and Sherri A. Robinson
315 Grove Hill Lane
Montevallo, AL 35115

WARRANTY DEED (Without Survivorship)

State of Alabama
County of Shelby

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One HUNDred Thirty-Nine Thousand Dollars and NO/100's (\$139,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JOHN JOHNSON and KIRSTEN M. JOHNSON, HUSBAND AND WIFE, (herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto Scott C. Robinson and Sherri A. Robinson

(herein referred to as "Grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: as joint tenants with rights of survivorship

That certain property more particularly described on *Exhibit "A"* which is attached hereto and incorporated herein by reference, together with the improvements thereon (the "property"). \$127,880.00 of the purchase price recited above 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; as joint tenants with rights of survivorship.

This conveyance is subject to the following matters affecting the property:

Taxes, special assessments, maintenance and/or association charges which become due and payable subsequent to the Effective Date; covenants, conditions, restrictions, declarations, reservations, set-back lines and ordinances, if any, appearing in the public records; leases, grants, severances, exceptions or reservations of oil, gas and/or other minerals, water, water rights or riparian rights, if any, appearing in the public records; and easements, rights-of-way, servitudes and prescriptive rights, whether of record or not.

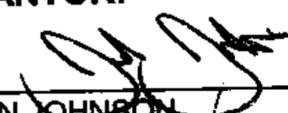
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

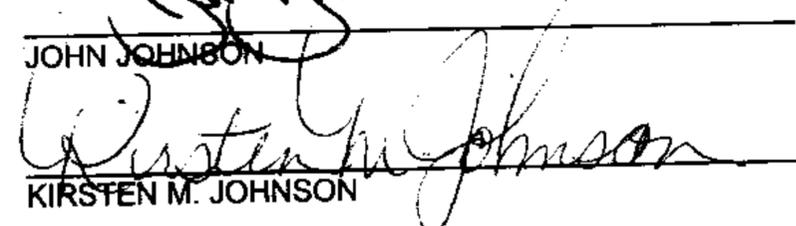
05/10/1999-19547
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MEL 30.00

IN WITNESS WHEREOF, JOHN JOHNSON and KIRSTEN M. JOHNSON have hereunto set his/her (their) hand(s) and seal(s) this 31 day of JULY, 1998 (the "Effective Date").

GRANTOR:



JOHN JOHNSON



KIRSTEN M. JOHNSON

After Recording Return To:

Acknowledgment

State of ~~Alabama~~ OHIO
County of ~~Shelby~~ FRANKLIN

I, STEVEN R. MILLS, a Notary Public, hereby certify that JOHN JOHNSON, whose name(s) signed to the foregoing instrument and who (is)(are) known to me, acknowledged before me this day that, being informed of the contents of the foregoing instrument (he)(she)(they) executed the same voluntarily on the day the same bears date.

Given under my hand this 31ST day of July, 1998.



STEVEN R. MILLS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

[Signature]
NOTARY PUBLIC

My Commission Expires: [Signature]

[Seal]

Acknowledgment

State of ~~Alabama~~ OHIO
County of ~~Shelby~~ FRANKLIN

I, STEVEN R. MILLS, a Notary Public, hereby certify that KIRSTEN M. JOHNSON, whose name(s) signed to the foregoing instrument and who (is)(are) known to me, acknowledged before me this day that, being informed of the contents of the foregoing instrument (he)(she)(they) executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of July, 1998.



STEVEN R. MILLS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

[Seal]

FNT Relocation No. 98420952

EXHIBIT "A"

Seller: JOHN JOHNSON
Seller: KIRSTEN M. JOHNSON
FNT Relocation No. 98420952

Lot 56, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1999-19547

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SHELBY COUNTY JUDGE OF PROBATE
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