

PREPARED BY:
KRISTY LIGGAN RILEY, LLC
1950 Stonegate Drive
Suite 150
Vestavia Hills, Alabama 35242
FILE #B21422

SEND TAX NOTICE TO:
ROSEMARY COLVIN
916 Independence Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS DEED, made and entered into this the 24th day of February, 2005, by and between Steven D. Robinson and Janet C. Robinson,, husband and wife, herein called "Grantors", and Rosemary Colvin, a single woman, herein called "Grantee": WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SIX THOUSAND AND 00/100 DOLLARS (\$146,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 15, according to the map or survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2005, AND SUBSEQUENT YEARS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

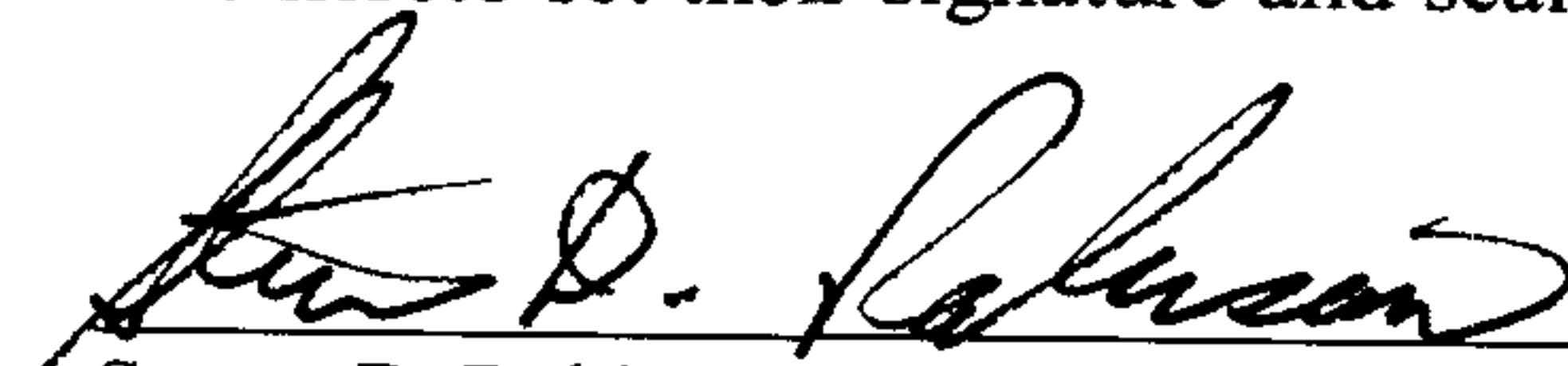
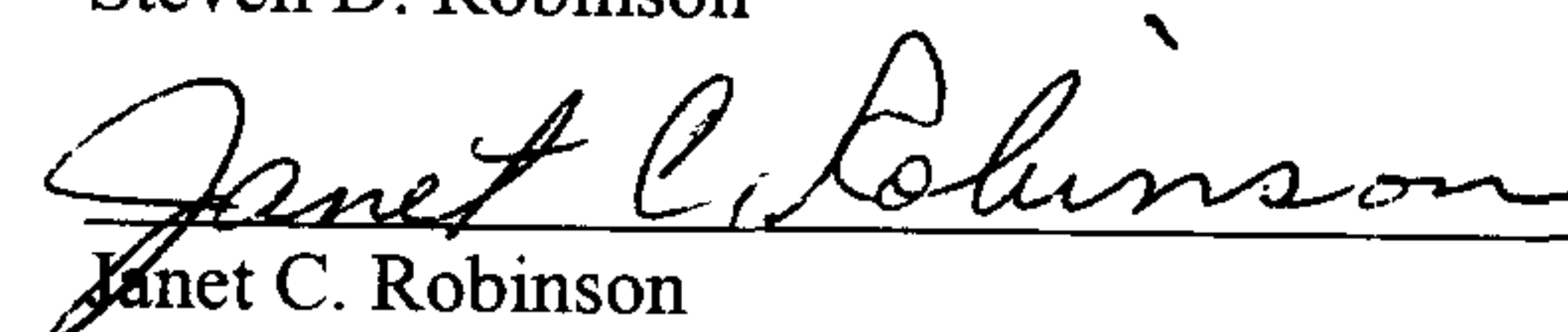
Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$116,800.00 to secure an amount borrowed to finance the above described property.

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

Grantors do for myself (ourselves) and for my (our) Heirs Executors and Administrators covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seals this the 24th day of February, 2005.

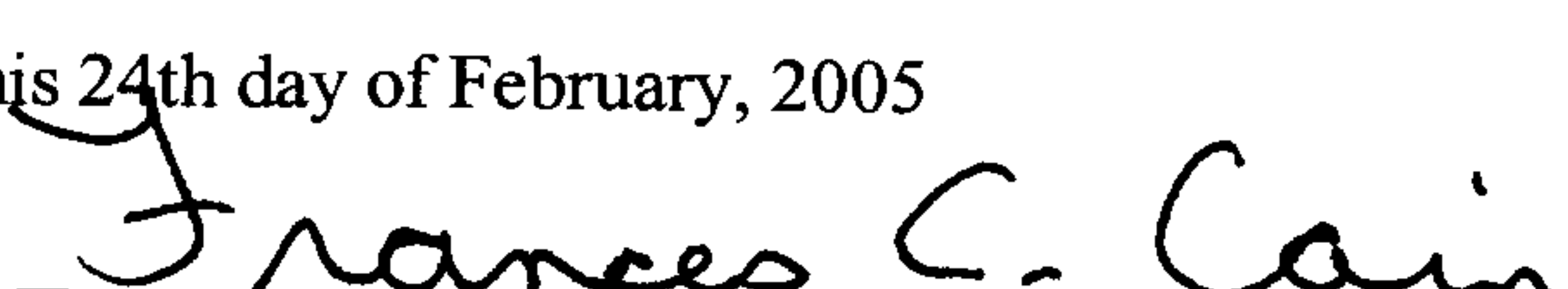
 {SEAL}
Steven D. Robinson
 {SEAL}
Janet C. Robinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that, Steven D. Robinson and Janet C. Robinson, whose names are signed to foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they, executed this same voluntarily.

Given under my hand and seal this 24th day of February, 2005

My Commission Expires: 7-13-2005


Notary Public

