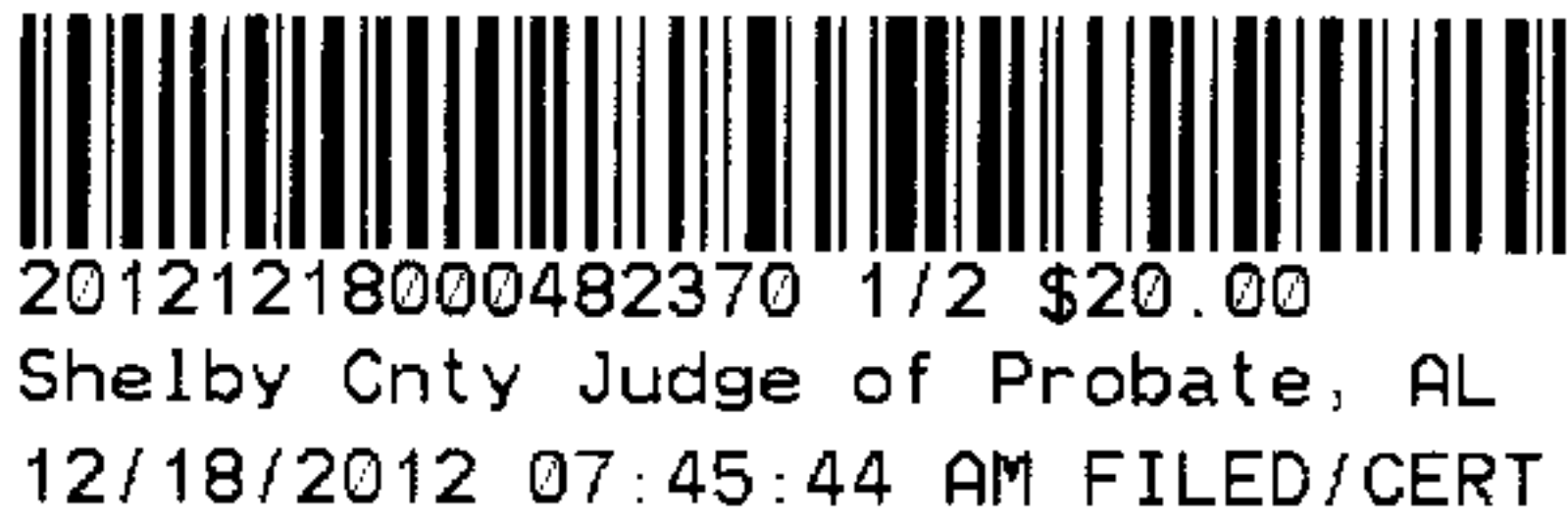


This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Anayo Obi
5016 Bent River Trace
Birmingham, AL 35216

Warranty Deed



STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$258,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we James F. Smothers and Sinikka M. Smothers, husband and wife, whose mailing address is 1502 SCENIC DRIVE TALLADEGA AL 35160 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Anayo Obi, whose mailing address is 5016 Bent River Trace, Birmingham, AL 35216 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 5016 Bent River Trace, Birmingham, AL 35216; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

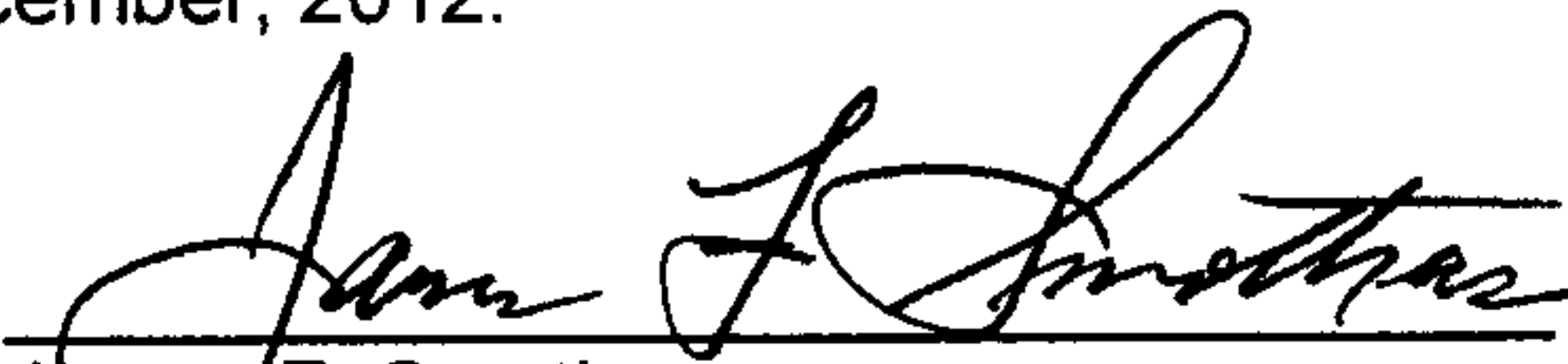

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$253,326.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

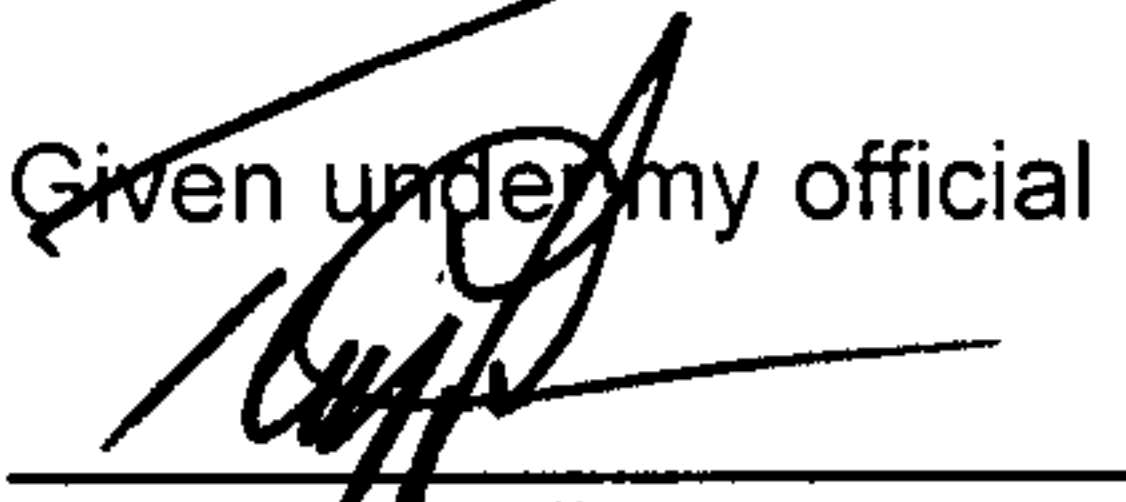
IN WITNESS WHEREOF, James F. Smothers and Sinikka M. Smothers, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 5th day of December, 2012.


James F. Smothers

Sinikka M. Smothers

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that James F. Smothers and Sinikka M. Smothers, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of December, 2012.


Notary Public
Commission Expires: 10/31/2016

Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$5.00

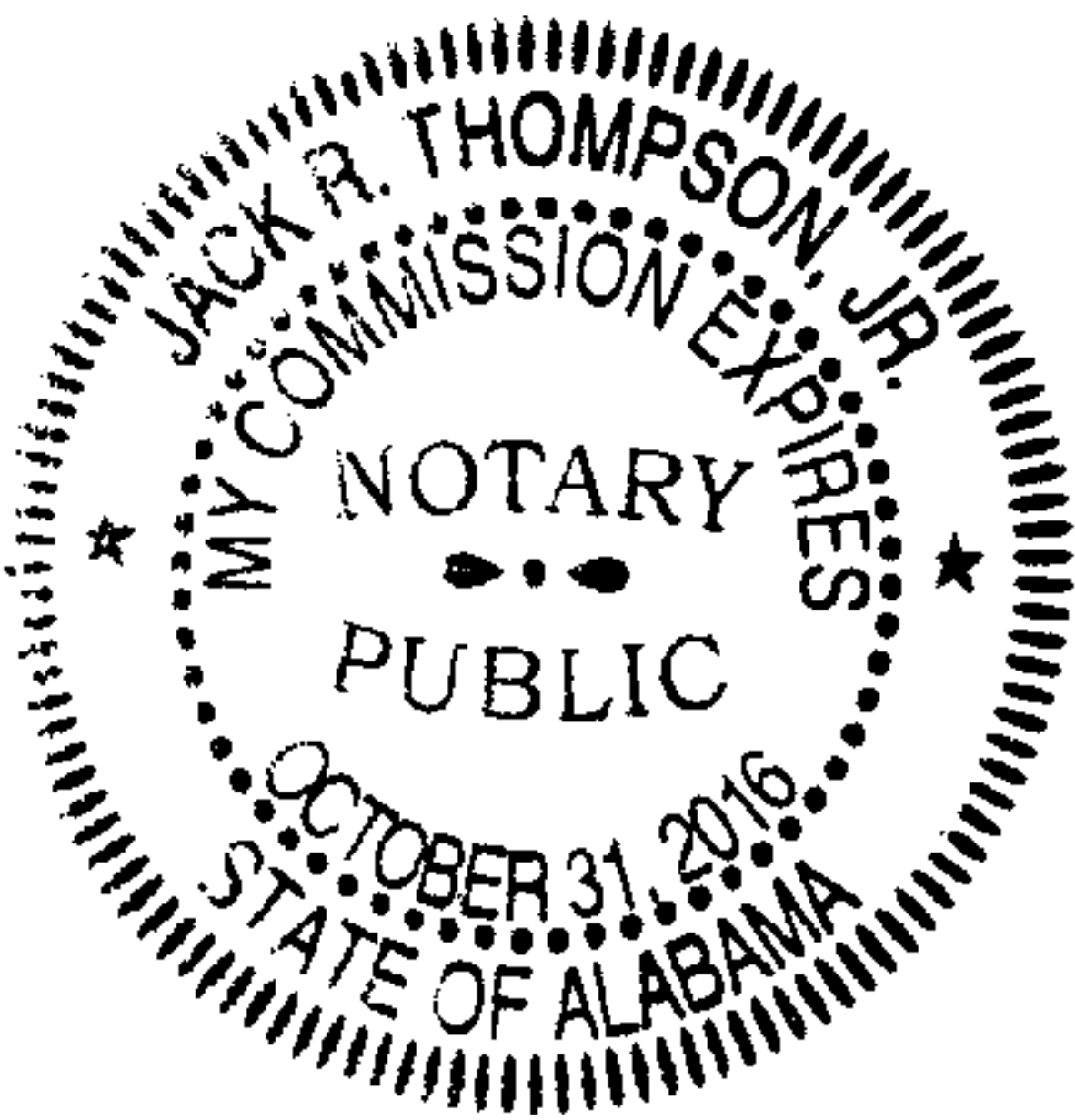



EXHIBIT "A"
Legal Description

Lot 220, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.



20121218000482370 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/18/2012 07:45:44 AM FILED/CERT