

Send tax notice to:
Lyle D. Mitchell, Jr. and wife,
Shirley S. Mitchell
2043 Glen Eagle Lane
Birmingham, Alabama 35242

This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and No/100 Dollars (\$230,000.00) in hand paid to the undersigned, BWA Development Corporation, an Alabama Corporation, (hereinafter referred to as the "Grantor") by Lyle D. Mitchell, Jr. and wife, Shirley S. Mitchell (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

(\$184,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Thomas H. Brigham, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of May, 1994.

BWA Development Corporation

By: Thomas H. Brigham
Thomas H. Brigham
Its President

STATE OF ALABAMA

JEFFERSON COUNTY

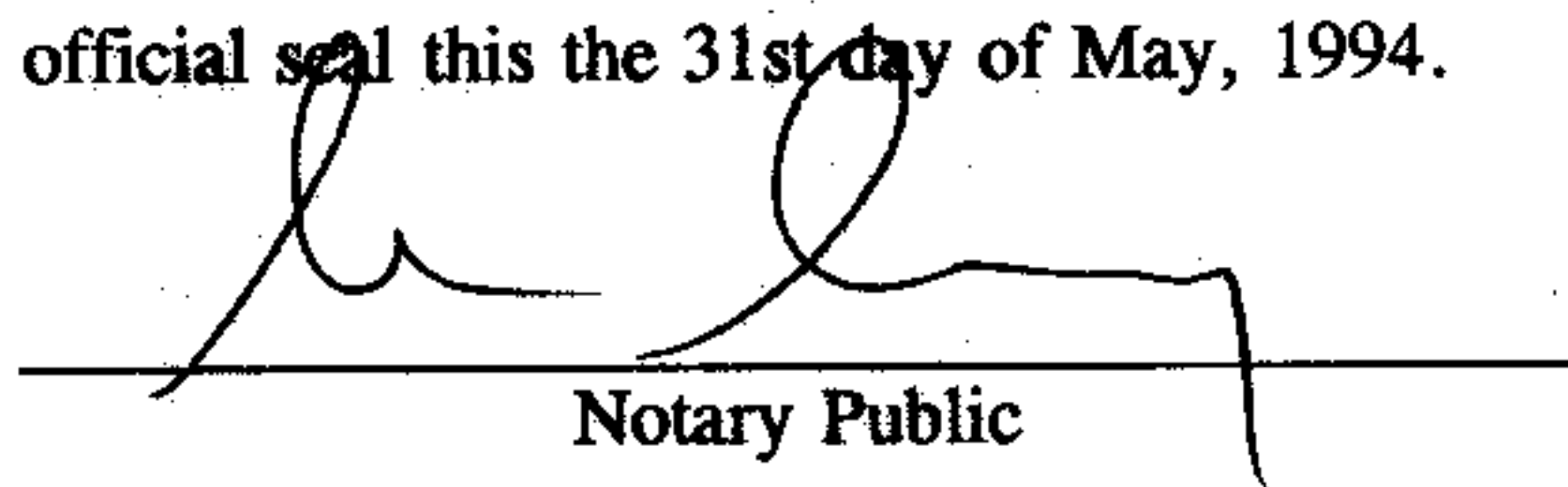
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas H. Brigham, whose name as President of BWA Development Corporation, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, 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 the 31st day of May, 1994.


Notary Public

[NOTARIAL SEAL]

My Commission expires ~~MY COMMISSION EXPIRES~~ JANUARY 24, 1998

EXHIBIT "A"

Lot 20, according to the Survey of Country Club Village as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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