

Send Tax Notice To:
Roy E. Mitchell
5000 Woodridge Lane
Birmingham, Alabama 35242
PID# 231021101018000

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

L.O. Farris and Edith Nell Farris, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Roy E. Mitchell and Teresa H. Mitchell

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

See Exhibit "A" Attached Hereto For Legal Description

\$ 140000 of the above recited consideration was paid from the proceeds of a mortgage
loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor forever; it being the intention of the parties to this
conveyance, that, unless the joint tenancy hereby created is severed or terminated during the
joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other,
the entire interest in fee simple in and to the property described hereinabove shall pass to the
surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the
GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 7th day of February, 2003.



L.O. Farris

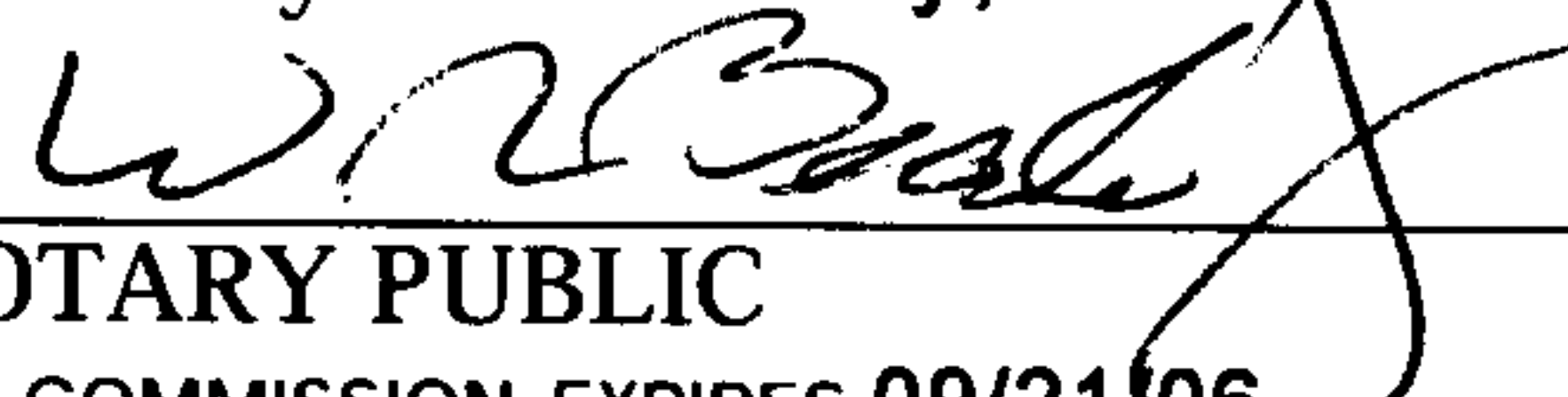


Edith Nell Farris

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L.O. Farris and Edith Nell Farris, husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of February, 2003.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/06

(AFFIX SEAL)

OUR FILE NO.: 03016RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

From the Northeast corner of Section 2, Township 21 South, Range 3 West, run westerly along the north boundary of the said Section 2, Township 21 South, Range 3 West for 865.23 feet, more or less, to the point of intersection of said line with the east right of way line of the L & N Railroad; thence turn an angle of 83 degrees 04 minutes to the left and run southerly along the east right of way line of the L & N Railroad for 423.59 feet to the point of beginning of the land herein described; thence turn an angle of 89 degrees 26 minutes 45 seconds to the left and run easterly to and along the north wall of a building owned by T.R. Nash and presently occupied by the Alabama Power Company for 97.08 feet, more or less, to the west right of way line of the U.S. 31 Highway; thence turn an angle of 90 degrees 00 minutes to the left and run northerly along the west right of way line of U.S. 31 Highway 41.9 feet to the Northeast corner of a building under construction, said building to be the future Farris Department Store Building; thence turn an angle of 90 degrees 00 minutes to the left and run westerly 97.49 feet along the north wall of said Farris Department Store Building and to the east right of way line of L & N Railroad; thence turn an angle of 90 degrees 33 minutes 15 seconds to the left and run southerly along the east right of way line of the L & N Railroad 41.9 feet to the point of beginning.