

\$600 000<sup>00</sup>

Send Tax Notices To:  
Mitchell Investment Company LLC  
c/o Guy K. Mitchell Jr.

**2055 Highway 87**  
**ALABASTER, AL 35007**

**STATUTORY WARRANTY DEED**



20031020000698700 Pg 1/3 617.00  
Shelby Cnty Judge of Probate, AL  
10/20/2003 10:17:00 FILED/CERTIFIED

STATE OF ALABAMA     )  
                                      )     **KNOW ALL PERSONS BY THESE PRESENTS:**  
SHELBY COUNTY         )

**THAT**, in consideration of the sum of Ten and N0/100 (\$10.00) Dollars and other good and valuable consideration in had paid by the grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Betty Duncan as Trustee of the ESTHER J. JOHNSTON IRREVOCABLE TRUST dated February 26, 1982, and recorded in Real Volume 2166, Page 284, in the Probate Office of Jefferson County, Alabama ("Grantor")**, does hereby grant, bargain, sell and convey unto **MITCHELL INVESTMENT COMPANY, LLC**, an Alabama limited liability company ("Grantee"), the real property described in Exhibit "A" which is attached hereto and expressly incorporated herein by reference, located and situated in Shelby County, Alabama.

**SUBJECT TO:**

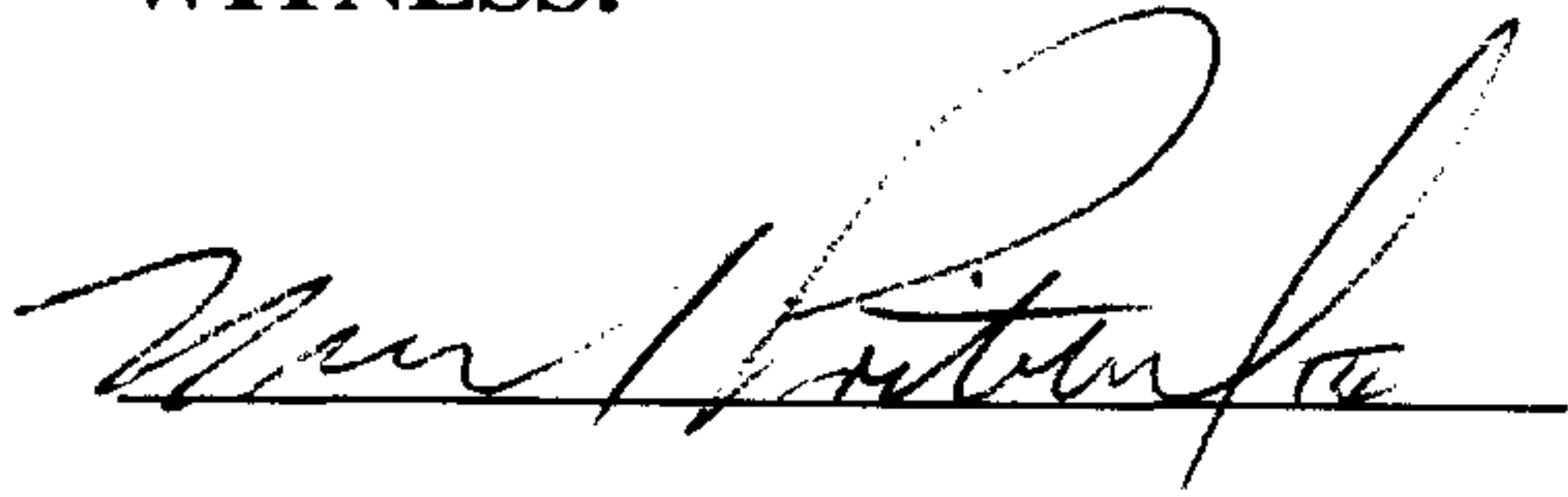
1.     Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 352 pages 805 and 818 and Real 136 page 619 in Probate Office.
2.     Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 244 page 129 and Deed Book 239 page 237 in Probate Office.
3.     Easement(s) to Alabama Power Company as shown by instrument recorded in Real 149 page 41 in Probate Office.
4.     Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 352 page 805 in Probate Office.
5.     Any encroachments which may be shown by a current and accurate survey.
6.     Any other public easements or rights of way.

TO HAVE AND TO HOLD to the said Grantee, its assigns and successors forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 17<sup>th</sup> day of October, 2003.

ESTHER J. JOHNSTON IRREVOCABLE  
TRUST dated February 26, 1982, and recorded  
in Real Volume 2166, Page 284, in the Probate  
Office of Jefferson County, Alabama

WITNESS:



By:   
Betty Duncan, Trustee

STATE OF ALABAMA

)


ACKNOWLEDGMENT

JEFFERSON COUNTY

)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Betty Duncan, whose name as Trustee of the Esther J. Johnston Irrevocable Trust is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such trustee and with full authority, executed the same voluntarily for and as an act of said Trust on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of October 2003.

  
Notary Public 09/14/06

THIS INSTRUMENT PREPARED BY:  
WILLIAM S. PRITCHARD III  
PRITCHARD, McCALL & JONES, LLC  
800 FINANCIAL CENTER  
505 NORTH 20TH STREET  
BIRMINGHAM, AL 35203-2605

### EXHIBIT "A"

A parcel of land in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, Township 21 South, Range 2 West Shelby County, Alabama, described as follows:

Commence at the SE corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the east line of said Section 19 a distance of 2834.30 feet to a point on the North line of property conveyed to Asplundh Tree Expert Company by deed recorded in Real 207 page 292 in the Probate Office of Shelby County, Alabama; thence turn 89 deg. 48 min. 08 sec. left and run Westerly along the North line of property owned by Asplundh Tree Expert Company 110.01 feet to a steel pin corner on the West margin of Shelby County Highway No. 87 and the point of beginning of the property being described; thence continue along last described course a distance of 212.31 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. right and run Northerly a distance of 212.48 feet to a steel pin corner in the Centerline of an existing gravel road or driveway; thence turn 89 deg. 59 min. 59 sec. right and run Easterly along the centerline of said gravel road or drive a distance of 209.25 feet to a steel pin corner on the same said Westerly margin of same said Highway 87; thence turn 89 deg. 10 min. 29 sec. right and run Southerly along said margin of said Highway a distance of 212.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.