

This Instrument Prepared by:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

Know All Men By These Presents: That for and in consideration of the sum of \$100.00 and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, **TONYA A. BRADY** (hereinafter called "Grantor"), hereby remises, releases, quitclaims, grants, sells and conveys to **KAREN L. MITCHELL** (hereinafter called "Grantee") all his/her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a southerly direction along the East line of said 1/4-1/4 for a distance of 356.46 feet to the point of beginning of a 20.0 foot wide strip of land, lying 20.0 feet on the right side of the following described line; from last course turn on angle to the right of 139 degrees 01 minutes 29 seconds and run Northwestwardly a distance of 475.33 feet to the Southeastern right of way of County Road 8316 and the end of said 20.0 foot wide strip of land;

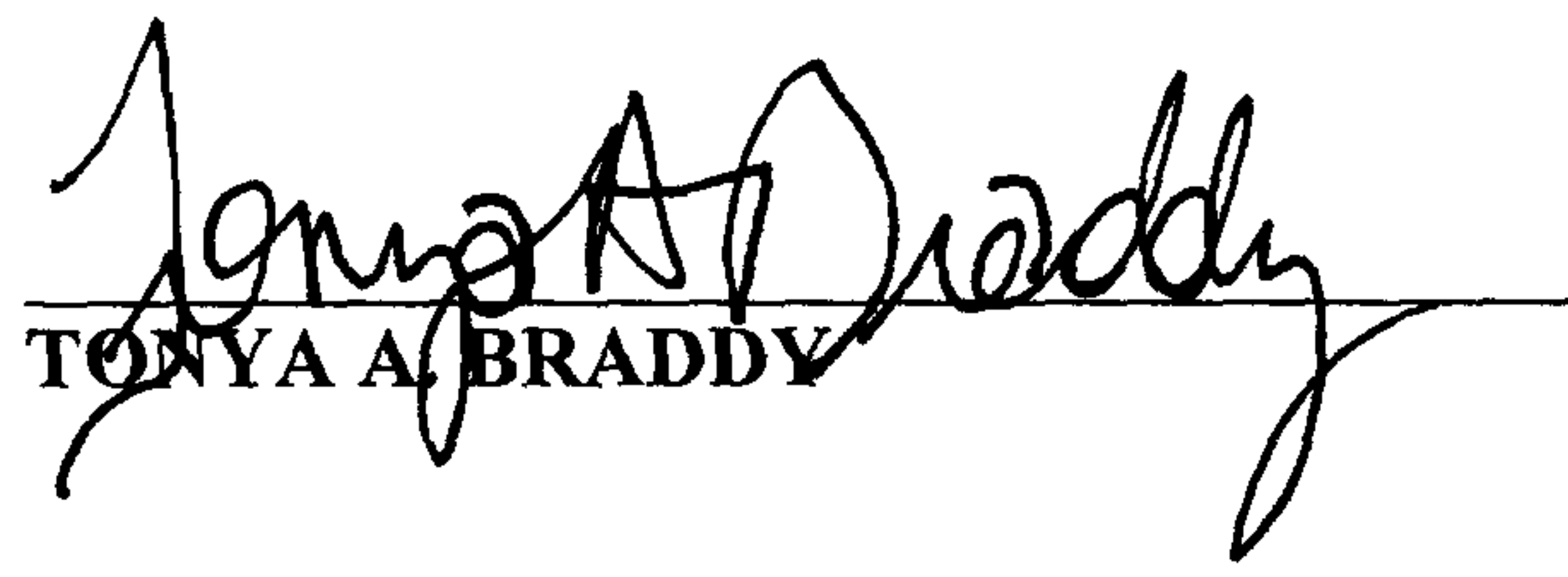
Commencing at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 2 West; thence South 89 degrees 20 minutes 06 seconds East, a distance of 194.62 feet to the point of beginning; thence continue South 89 degrees 20 minutes 06 seconds East a distance of 115.26 feet; thence South 60 degrees 00 minutes 00 seconds West, a distance of 394.02 feet; thence North 89 degrees 17 minutes 22 seconds West, a distance of 312.64 feet to a point on the West line of said Section; thence North 89 degrees 00 minutes 00 seconds East along said West line a distance of 224.68 feet; thence North 54 degrees 59 minutes 32 seconds East, a distance of 234.45 feet to the point of beginning.

Grantee's Address: 136 Holiday Lane, Chelsea, AL 35043

Approximate market value of the property: \$ 200,000.00

To have and to hold the said Grantee forever.

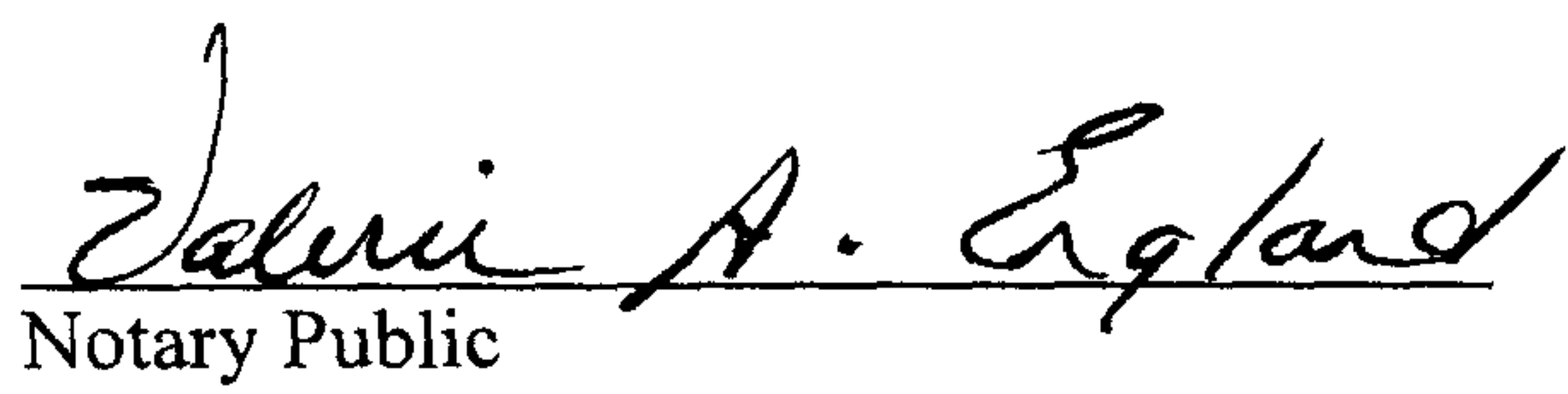
Done this the 12 day of January, 20 04.


TONYA A. BRADY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that **TONYA A. BRADY** whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of January, 20 04.


Notary Public

02/25/04
Commission Expires

EXHIBIT A
LEGAL DESCRIPTION

Commencing at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a southerly direction along the East line of said 1/4-1/4 for a distance of 396.46 feet to the point of beginning of a 20.0 foot wide strip of land, lying 20.0 feet on the right side of the following described line; from last course turn an angle to the right of 139 degrees 01 minutes 29 seconds and run Northwestwardly a distance of 479.33 feet to the Southeasterly right of way of County Road #336 and the end of said 20.0 foot wide strip of land;

Commencing at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 2 West; thence South 89 degrees 20 minutes 06 seconds East, a distance of 196.62 feet to the point of beginning; thence continue South 89 degrees 20 minutes 06 seconds East a distance of 115.28 feet; thence South 40 degrees 00 minutes 00 seconds West, a distance of 396.02 feet; thence North 89 degrees 17 minutes 22 seconds West, a distance of 312.64 feet to a point on the West line of said Section; thence North 80 degrees 00 minutes 00 seconds East along said West line a distance of 224.68 feet; thence North 86 degrees 59 minutes 32 seconds East, a distance of 234.45 feet to the point of beginning.