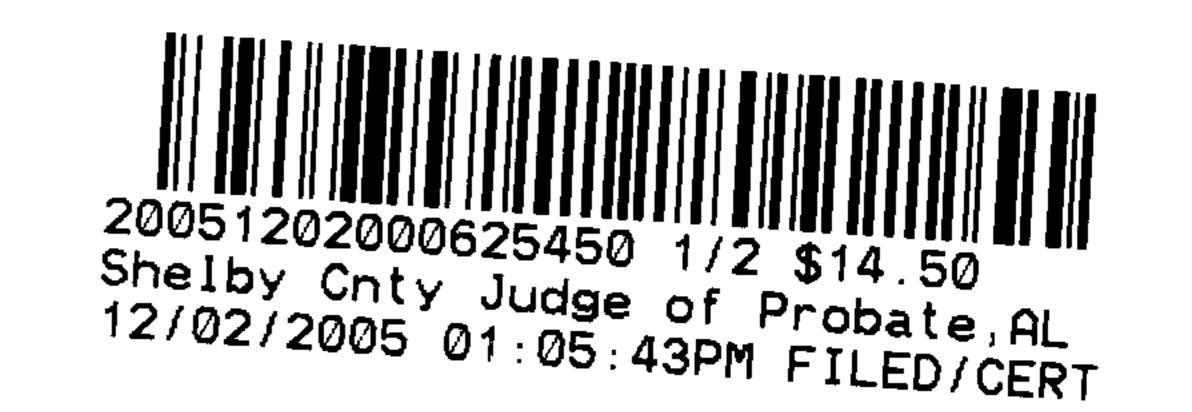
Value \$425

Send tax notice to: Mr. H. Dixon Mitchell, Jr. Sharon M. Watford 7986 Old Highway 280 Chelsea, Alabama 35043

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209



THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

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

That in consideration of Four Hundred Twenty-Five Dollars (\$425) and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Doris Downs Mitchell, a widow (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto **H. Dixon Mitchell, Jr. and Sharon M. Watford, as tenants in common** (hereinafter referred to as "Grantees"), all of my remaining undivided eighteen percent (18%) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE¼ of the SE¼ of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama; thence Southerly along the West line of said quarter-quarter 663.34 feet to the point of beginning of the property being described; thence continue along last said course 1,326.68 feet to a point; thence 89 deg. 03 min. 30 sec. left and Easterly 668.89 feet to a point; thence 88 deg. 48 min. right and Southerly 547.10 feet to a point on the North right-of-way line of U.S. Highway Number 280; thence 87 deg. 46 min. left and Easterly along said right of way 226.62 feet to a point; thence 102 deg. 20 min. left and Northwesterly 145.11 feet to a point; thence 5 deg. 24 min. right and Northerly 148.60 feet to a point; thence 25 deg. 20 min. right and Northeasterly 316.13 feet to a point; thence 61 deg. 49 min. right and Easterly 39.74 feet to a point; thence 82 deg. 05 min. left and Northerly 1,278.19 feet to a point; thence 88 deg. 53 min. left and westerly 1,011.04 feet to the point of beginning, containing 33.73 acres and marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated February 26, 1979, subjects to easements and rights of way of record.

Being the same property conveyed by Esther B. Roper, a widow, to Henry Dixon Mitchell and wife, Doris Downs Mitchell, by deed dated March 9, 1979, filed for record in the Probate Office of Shelby County, Alabama, on March 12, 1979, at 9:30 o'clock A.M., and recorded in Deed Book 318, Page 336.

SUBJECT, HOWEVER, to the restrictions contained in the <u>BOUNDARY AGREEMENT</u> entered into on April 30, 1982 between William Duffie Hughes, W. J. Downs and wife, Harriett Downs, and H. D. Mitchell and wife, Doris Mitchell, as recorded at Book 45, Page 78, Probate Court, Shelby County, Alabama.

Source of Title: Instrument # 1999-52112 recorded in the Probate Court, Shelby County, Alabama.

It is the intention of the parties to this conveyance that, upon the execution hereof and the execution of a deed of evendate herewith to Doris Downs Mitchell, and any successors, as Trustee of the Trust Estate created under the Will of Henry Dixon Mitchell, Grantees shall each own an undivided forty-one percent (41%) interest in and to the subject real property and Doris Downs Mitchell, and any successors, as Trustee of the Trust Estate created under the Will of Henry Dixon Mitchell, shall own an undivided 18% interest in and to the subject real property, as tenants in common.

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- 2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor day of November	have ha	s hereunto set her hand)05.	d and seal this
		a W. Match	200
Dor	is Down	s Mitchell	
I, the undersigned authority, a Notar Large, hereby certify that Doris Downs Mitc foregoing conveyance and who is known to n being informed of the contents of the convey the day the same bears date.	hell, a w ne, ackno	idow, whose name is owledged before me or	signed to the n this day that
Given under my hand this the 28th	day of	November	, 2005.
	Re	y Public hekah T. Mi ed Name	
[NOTARY SEAL]	MyC	ommission Expires:(7-30-06