This instrument prepared by:

Patrick F. Smith Law Office of Patrick F. Smith, L.L.C. P.O. Box 190224 Birmingham, AL 35219

SEND TAX NOTICE TO:

H. Dixon Mitchell Carolyn W. Mitchell Sharon M. Watford 5406 Old Highway 280 Westover, Alabama 35147

WARRANTY DEED

20080208000052660 1/2 \$53.50 Shelby Cnty Judge of Probate, AL 02/08/2008 10:14:09AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty Thousand Five Hundred dollars and Zero cents (\$180,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Elizabeth Ann Patterson and Morris E. Patterson, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto H. Dixon Mitchell and Carolyn W. Mitchell and Sharon M. Watford, as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$142,400.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 28th day of January, 2008.

Élizabeth Ann Patterson

Morris E. Patterson

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann Patterson and Morris E. Patterson 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.

UBLIU

Given under my hand and official seal on 28th day of January, 2008.

Notary Public

Commission Expires:

Shelby County, AL 02/08/2008

State of Alabama

Deed Tax: \$38.50

FILE NO: 274138

EHXIBIT "A"

20080208000052660 2/2 \$53.50 Shelby Cnty Judge of Probate, AL

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All that part of the SW ¼ of SE ¼ of SE ¼ of Section 20, Township 19 South, Range 1 East lying North of the Florida Short Route Highway, also known as Old U. S. 280 Highway; situated in Section 20, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT the following described tract:

Commence at the Southwest corner of the SE ¼ of the SE ¼ of Section 20, Township 19 South, Range 1 East; thence run in a Northerly direction along the West line of said ¼ - ¼ Section line for a distance of 351.11 feet to the point of beginning; thence continue along last said course for a distance of 317.94 feet; thence turn an angle of 91 deg. 12 min. right and run a distance of 361.42 feet; thence turn an angle of 88 deg. 48 min. right and run a distance of 317.94 feet; thence turn an angle of 12 deg. 40 min. 57 sec. left and run a distance of 229.56 feet; thence turn an angle of 104 deg. 57 min. 18 sec. right and run a distance of 86.98 feet; thence turn an angle of 86 deg. 21 min. 42 sec. right and run a distance of 221.45 feet; thence turn an angle of 87 deg. 26 min. 04 sec. left and run a distance of 319.62 feet to the point of beginning.