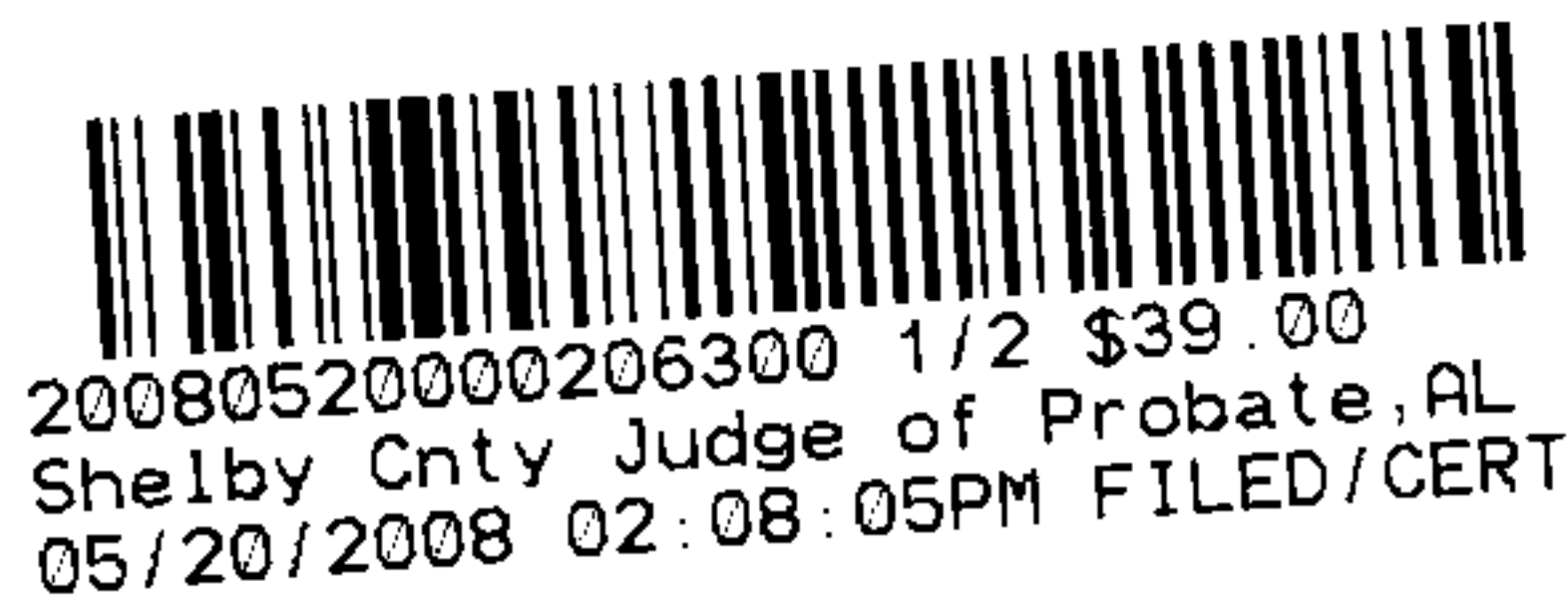




25,000.00 Jem

PREPARED BY:

SEND TAX NOTICE TO:

TRUSSELL & FUNDERBURG, P.C.
1916 FIRST AVENUE NORTH
PELL CITY, ALABAMA 35125

WARRANTY DEED

STATE OF ALABAMA
ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **MILTA POWRZANOS AND WIFE, JANET POWRZANOS**, (herein referred to as grantors), grant, bargain, sell and convey unto **JAMES E. MITCHELL, SR.**, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract "A":

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the West boundary of said Section 14 a distance of 668.00 feet to the point of beginning; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run 5.86 feet; thence turn left 47 degrees 50 minutes 24 seconds and run 597.37 feet to a point on the Westerly boundary of said Section 14; thence turn left 90 degrees 00 minutes and run South along said Westerly boundary line 280.75 feet to the point of beginning. Containing 3.07 acres more or less. LESS AND EXCEPT a 25 foot Access Easement being the Easterly 25 feet of said tract.

SUBJECT TO:

1. Taxes due and payable October 1, 2008, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.

DESCRIPTION FURNISHED BY GRANTOR HEREIN.
NO TITLE EXAMINATION PREPARED.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and our

heirs, executors and administrators shall warrant and defend the same to the said

GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the

4 day of February, 2008.

Milta Powrzanos
MILTA POWRZANOS
GRANTOR

Janet Powrzanos
JANET POWRZANOS
GRANTOR

Milta Powrzanos
MILTA POWRZANOS, AS ATTORNEY IN
FACT FOR JANET POWRZANOS

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MILTA POWRZANOS, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of February, 2008.

Sharon K. Pace
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-07-08

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MILTA POWRZANOS, whose name as Attorney in Fact for JANET POWRZANOS, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of February, 2008.

Sharon K. Pace
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-07-08