

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: James Mizzell
620 Co. Rd. 123
Jemison, AL 35085

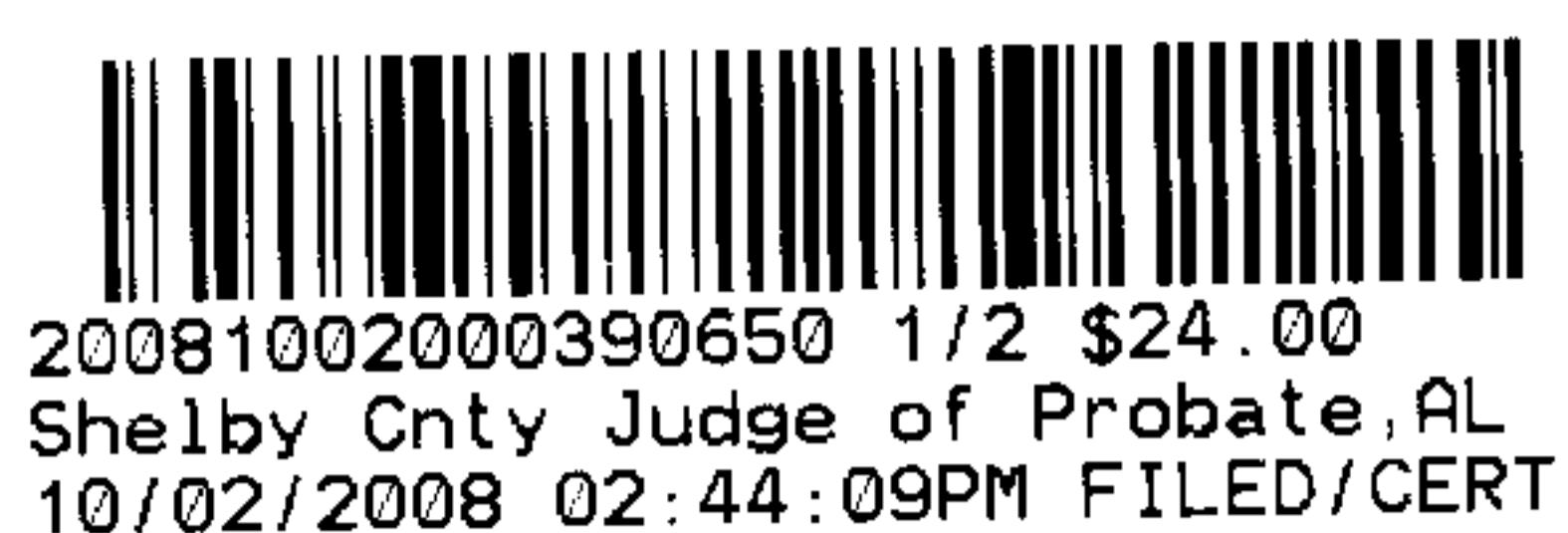
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

CHILTON COUNTY



That in consideration of Ten Thousand Dollars and no/100 (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Elva L. Lucas, a Single woman and Tonya Mizzell, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Elva L. Lucas, James Mizzell and Tonya Mizzell (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Chilton County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years.

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

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

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of September, 2008.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elva L. Lucas and Tonya Mizzell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September 2008.


Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 10/02/2008
State of Alabama

Deed Tax:\$10.00

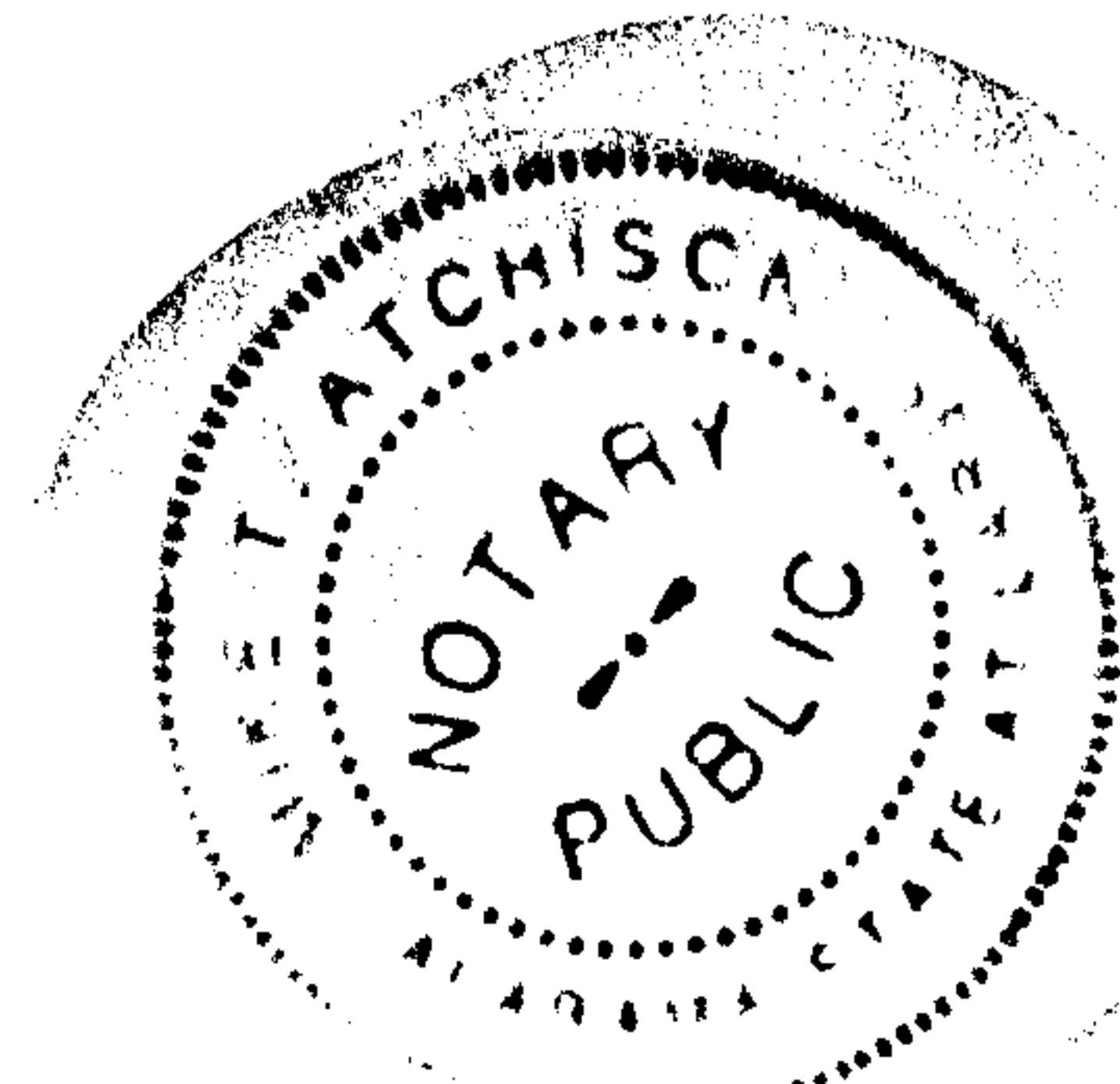


EXHIBIT A

Commence at the Northeast corner of Section 19, Township 23 North, Range 13 East; thence run South along the East line of section 19 for 792 feet; thence turn an angle to the right of 92 degrees 29 minutes 00 seconds and run West for 630 feet to the point of beginning; thence continue along the last described course for 469.09 feet; thence turn an angle to the left of 107 degrees 38 minutes 30 seconds and run Southeast for 540.00 feet; thence turn an angle to the left of 68 degrees 41 minutes 13 seconds and run East for 323.40 feet; thence turn an angle to the left of 95 degrees 39 minutes 20 seconds and run North for 535.59 feet to the point of beginning.

ALSO, a non-exclusive easement for ingress, egress and utilities, 40' wide, 20' on each side of the following described centerline: Commence at the Northeast corner of Section 19, Township 23 North, Range 13 East; thence run South along the East line of Section 19 for 792'; thence turn an angle to the right of 92 degrees 29 minutes 00 seconds and run West for 1013.65 feet; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run North for 20.00 feet to the point of beginning of the centerline of a 40' easement; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run West for 400.00 feet to a point in the centerline of Chilton County Road 123 and the end of said easement..

Situated in Chilton County, Alabama.

According to the survey of Michael G. Moates, Al. Reg. P.L.S. 19262, dated January 19, 2005.

