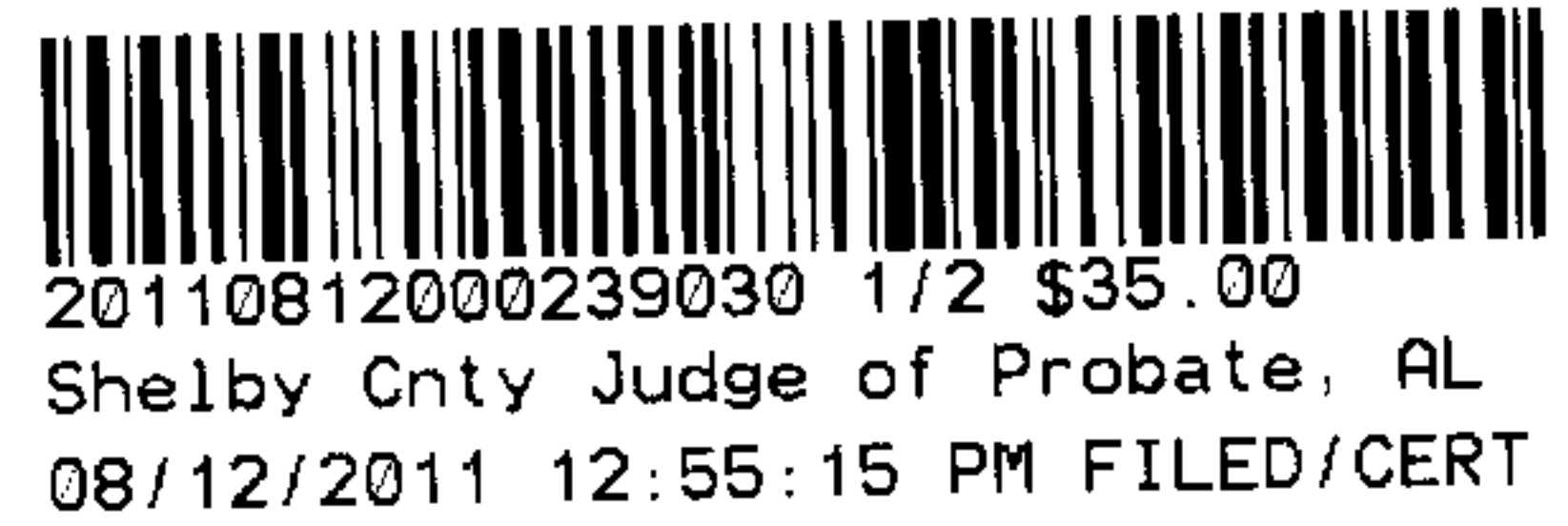


STATE OF ALABAMA            )  
SHELBY COUNTY                )



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Thousand and No/100 Dollars (\$20,000.00) and other good and valuable considerations paid to Sharon M. Watford, a married woman (the "Grantor"), by H. Dixon Mitchell and wife, Carolyn W. Mitchell (the "Grantees"), as joint tenants with right of survivorship, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, the real estate situated in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD, unto the Grantees, as joint tenants with right of survivorship, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2011 and thereafter; (ii) any easements, restrictions, and rights-of-way of record; and (iii) Mortgage dated March 18, 2009 and recorded in Instrument Number 20090406000124050 in the Office of the Judge of Probate of Shelby County, Alabama.

And the undersigned Grantor does for herself, and for her heirs, executors and administrators, covenant with the Grantees, their heirs, executors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

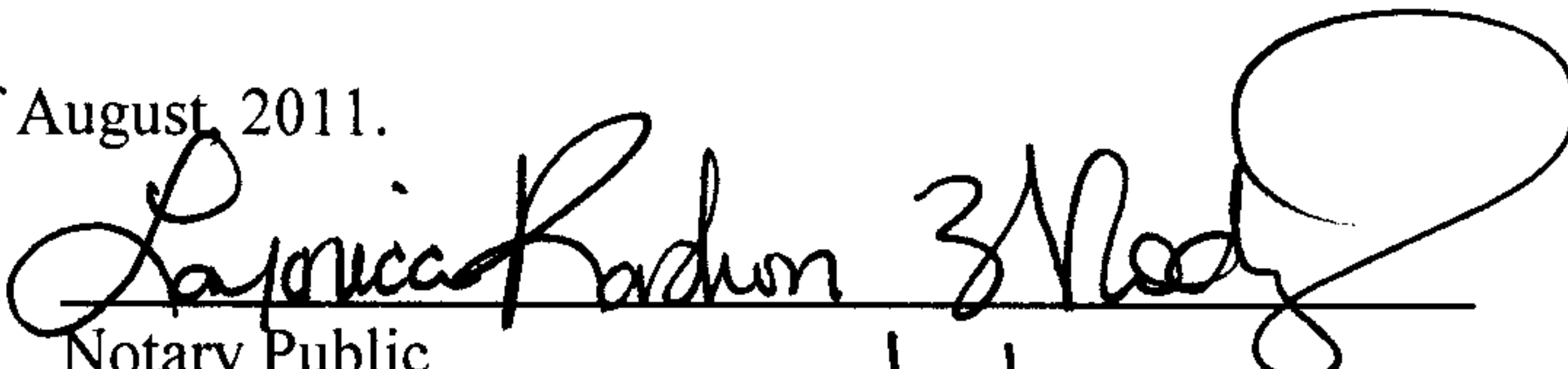
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> day of August, 2011.

  
Sharon M. Watford

STATE OF ALABAMA            )  
MONTGOMERY COUNTY         )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Sharon M. Watford, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 8<sup>th</sup> day of August, 2011.

  
Notary Public  
My Commission Expires: 12/10/13

This instrument prepared by:

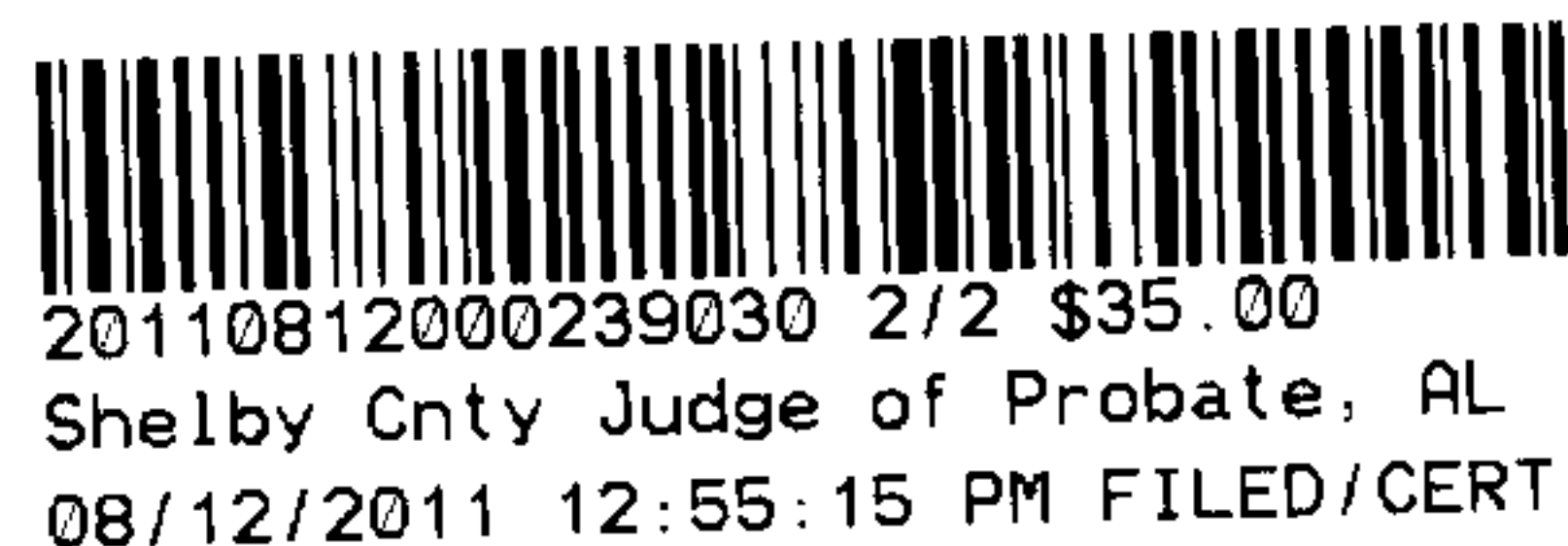
Mr. Jackson M. Payne  
Leitman, Siegal, Payne & Campbell, P.C.  
420 20<sup>th</sup> Street North, Suite 2000  
Birmingham, Alabama 35203  
(205) 251-5900

Send tax notice to:

Mr. H. Dixon Mitchell, Jr.  
4112 River View Drive  
Birmingham, AL 35243



EXHIBIT A



**1 ACRE:**

A parcel of land located on the North side of Old Highway 280, situated in the Northeast ¼ of the Northwest ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the South West corner of Lot 1 of Greenbriar Place, Map Book 36, Page 4 in the office of the Judge of Probate, Shelby County, Alabama; thence North 88°43'18" East for a distance of 219.83 feet to a iron rod being the South East corner of said Lot 1; thence in a direct line North 74°44'18" East for a distance of 1597.48 feet to a 5/8" iron rod being the Point of Beginning, said point being a point on the Northern Right of Way of Old Highway 280 (80' Right of Way), said point being on a curve to the right having a radius of 2007.92 feet, with a chord distance of 76.59 feet and a chord bearing of North 89°31'26" East; thence North East along said right of way and said curve a distance of 76.59 feet to the centerline of a private asphalt drive; thence leaving said right of way, along said centerline the following bearings and distances: North 5°35'19" East for a distance of 28.82 feet, thence North 16°00'54" East for a distance of 40.32 feet, thence North 31°27'24" East for a distance of 45.40 feet, thence North 34°54'08" East for a distance of 40.10 feet, thence North 39°43'39" East for a distance of 46.05 feet, thence North 18°46'04" East for a distance of 26.00 feet, thence North 33°47'13" East for a distance of 39.11 feet, thence North 02°23'17" West for a distance of 58.17 feet to a 5/8" iron rod; thence leaving said centerline North 21°48'06" West for a distance of 39.33 feet to a 5/8" iron rod; thence South 88°43'18" West for a distance of 57.36 feet to a 5/8" iron rod; thence South 67°18'25" West for a distance of 130.21 feet to a 5/8" iron pin; thence South 00°27'23" West for a distance of 275.36 feet to a 5/8" iron pin being the Point of Beginning. Said parcel containing 1.0 acre more or less.

**20' Ingress/ Egress Easement:**

A 20 foot ingress/egress easement located on the North side of Old Highway 280, situated in the Northeast ¼ of the Northwest ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the South West corner of Lot 1 of Greenbriar Place, Map Book 36, Page 4 in the office of the Judge of Probate, Shelby County, Alabama; thence North 88°43'18" East for a distance of 219.83 feet to a iron rod being the South East corner of said Lot 1; thence in a direct line North 74°44'18" East for a distance of 1597.48 feet to a 5/8" iron rod being a point on the Northern Right of Way of Old Highway 280 (80' Right of Way), said point being on a curve to the right having a radius of 2007.92 feet, with a chord distance of 76.59 feet and a chord bearing of North 89°31'26" East; thence North East along said right of way and said curve a distance of 76.59 feet to the centerline of a private asphalt drive, being the Point of Beginning for the centerline of a 20 foot ingress/egress easement herein described; thence leaving said right of way, along said centerline the following bearings and distances: North 5°35'19" East for a distance of 28.82 feet, thence North 16°00'54" East for a distance of 40.32 feet, thence North 31°27'24" East for a distance of 45.40 feet, thence North 34°54'08" East for a distance of 40.10 feet, thence North 39°43'39" East for a distance of 46.05 feet, thence North 18°46'04" East for a distance of 26.00 feet, thence North 33°47'13" East for a distance of 39.11 feet, thence North 02°23'17" West for a distance of 58.17 feet to the end of easement herein described. Said easement containing 6,425 square feet, 0.1 acre more or less.

Shelby County, AL 08/12/2011  
State of Alabama  
Deed Tax: \$20.00