

**SEND TAX NOTICES TO:**

William P. Sebastian  
1855 Shelby Springs Road  
Columbiana, AL 35051

Inst \* 2000-05193

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Sixty-One Thousand and No/100 Dollars (\$61,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **JOSEPH C. MOTES & MYLANA MOTES, HUSBAND & WIFE**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **WILLIAM P. SEBASTIAN & WIFE, TRACIE SEBASTIAN & PETER A. SEBASTIAN**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

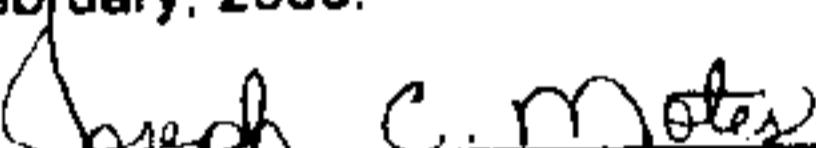
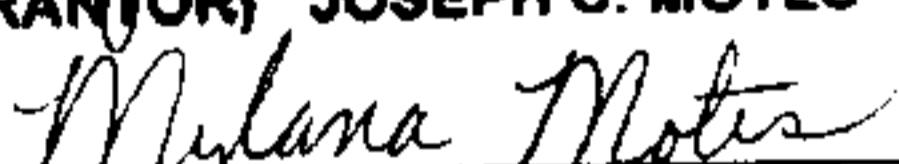
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and subsequent years not yet due and payable.

\$43,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR** does for their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 11th day of February, 2000.

  
(GRANTOR) JOSEPH C. MOTES  
  
(GRANTOR) MYLANA MOTES

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph C. Motes & Mylana Motes, 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 this instrument, she executed the same voluntarily on the day the same bears date.

  
Given under my hand and official seal, this the 11th day of January, 2000.

NOTARY PUBLIC Anne R. Strickland  
My Commission Expires: 05/11/01

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

Inst \* 2000-05193

08/18/2000-05193  
12:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 116 29.00

EXHIBIT "A"

THE PROPERTY DESCRIBED AS FOLLOWS:

A parcel of land in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 1 West, being the same land described in deeds to Tommie J. Barnes, recorded in Real Book 59, page 775 and Tommie J. and Sharon B. Barnes, recorded in Deed Book 298, page 39 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a concrete monument found at the Northwest corner of Section 32; thence South 89° 47' 55" East along the North line of said Section, a distance of 193.88 feet to a point; thence South 00° 12' 05" West a distance of 304.16 feet to a 3/4 inch rebar found at the point of beginning; thence South 31° 53' 26" East along an old fence line a distance of 400.74 feet to a 2 inch iron pipe found; thence North 62° 40' 40" East a distance of 270.13 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 85° 12' 00" East a distance of 154.83 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165" on the North edge of a public road; thence South 28° 37' 10" West along the North edge of said road a distance of 74.88 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 09° 07' 29" East along the North edge of said road a distance of 130.20 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 17° 36' 55" West along the North edge of said road a distance of 68.52 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 35° 27' 34" West along the North edge of said road a distance of 172.15 feet to a One inch rebar found; thence North 53° 40' 39" West a distance of 280.24 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 39° 05' 05" West a distance of 229.60 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 87° 08' 57" West a distance of 323.72 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 01° 54' 09" East along an old fence and painted line a distance of 627.32 feet to a half inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 89° 29' 00" East a distance of 202.88 feet to the point of beginning.

According to the Survey of Sid Wheeler, dated December 11, 1996.

Together with a Fleetwood mobile home, Serial Number TNFLP26A38404RL.

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002 WMS 29.00