

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Bobby R. Ellison
P.O. Box 433
Pelham, AL 35124

THE STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Forty-two thousand dollars and no/100 (\$42,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Page H. Seier, a widow** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bobby R. Ellison** (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

See "Exhibit A" Legal Description attached hereto and made a part hereof.

Page H. Seier is the surviving grantee in that certain deed recorded in Deed Book 185, page 357, in Probate Office of Shelby County, Alabama; the other grantee, George F. Seier, having died on or about the 27th day of September, 1994.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 19 th day of March, 2003.

[Signature]
WITNESS

Page H. Seier
Page H. Seier

STATE OF Alabama
COUNTY OF Buttache

I, Angela Taylor the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Page H. Seier**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 TH day of March, 2003.
[Signature]
Notary Public
My Commission Expires: 6/25/05

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 13 minutes 47 seconds West along the East line of said quarter-quarter a distance of 480.95 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 648.40 feet to a found rebar corner on the easterly margin of Camp Branch Circle Road; thence run South 35 degrees 10 minutes 30 seconds West along the easterly margin of said road a distance of 149.84 feet to the P.C. of a curve to the left having a central angle of 21 degrees 22 minutes 17 seconds and a radius of 580.00 feet; thence run along the arc of said curve an arc distance of 216.34 feet to the P.T. of said road; thence run South 13 degrees 08 minutes 13 seconds West along said margin a distance of 241.32 feet to a corner; thence run South 14 degrees 48 minutes 58 seconds West along said margin a distance of 64.88 feet to a rebar corner; thence run South 83 degrees 16 minutes 33 seconds East a distance of 276.83 feet to the point of beginning.

PARCEL II:

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 02 degrees 13 minutes 47 seconds East along the East line of said Southeast quarter of the Northwest quarter a distance of 82.72 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 193.31 feet to a rebar corner; thence run South 89 degrees 49 minutes 42 seconds West a distance of 345.91 feet to a found rebar corner on the East margin of Camp Branch Circle Road; thence run South 14 degrees 48 minutes 58 seconds West along said margin of said road a distance of 136.62 feet to rebar corner; thence run South 19 degrees 14 minutes 35 seconds West along said margin of same said road a distance of 41.36 feet to rebar corner; thence run North 89 degrees 40 minutes 18 seconds East a distance of 409.17 feet to the point of beginning.

According to the survey of S. M. Allen, dated February 24, 2003.