

Please send tax notice to _____

STATE OF ALABAMA
COUNTY OF SHELBY

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WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PETE ANASTASIA, AS TRUSTEE AND SYLVIA ANASTASIA, AS TRUSTEE OF THE ANASTASIA FAMILY TRUST, DATED AUGUST 2, 1995,

herein referred to as GRANTORS,
do grant, bargain, sell and convey unto

PETE ANASTASIA AND WIFE, SYLVIA ANASTASIA

herein referred to as GRANTEES,
as joint tenants with right of survivorship, the following described real estate in
Shelby County, Alabama, to-wit:

Lot 3109, according to the Survey of Highland Lakes, 3rd Sector, Phase I, an
Eddleman Community, as recorded in Map Book 21, page 124, in the Probate Office
of Shelby County, Alabama.


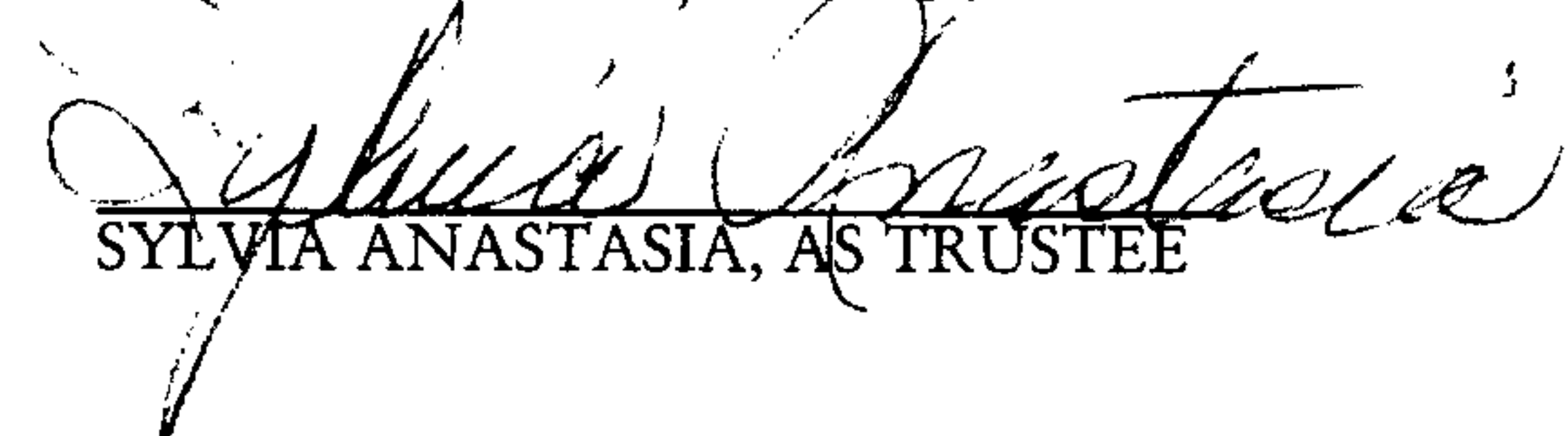
Together with nonexclusive easement to use the private roadways, Common Area all as
more particularly described in the Declaration of Easements and Master Protective Covenants
for Highland Lake, a Residential Subdivision, recorded as Instrument #1994-07111 and
amended in Inst. #1996-17543, in the Probate Office of Shelby County, Alabama and the
Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential
Subdivision, 3rd Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby
County, Alabama (which, together with all amendments thereto, is hereinafter collectively
referred to as, the "Declaration").

Subject to existing covenants and restrictions, easements, building lines, and limitations of
record

TO HAVE AND TO HOLD to the said GRANTEES.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said
GRANTEES, their 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
as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the
said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 30th day
of September, 2003.


PETE ANASTASIA, AS TRUSTEE

SYLVIA ANASTASIA, AS TRUSTEE

STATE OF ALABAMA
CULLMAN COUNTY

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I, the undersigned authority a Notary Public in and for said County and State, hereby
certify that Pete Anastasia, as Trustee and Sylvia Anastasia, as Trustee of the Anastasia Family Trust, dated
August 2, 1995, 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 this conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of Sept 2003.


Notary Public

My Commission Expires 9-12-05

This instrument prepared by:
St. John & St. John, LLC
P. O. Box 2130
Cullman, Alabama 35056