

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Gregory L. Harrelson

1855 Shelby Springs Rd.
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY SIX THOUSAND FIVE HUNDRED AND NO/00 (\$66,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William P. Sebastian and wife, Tracie Sebastian and Peter A. Sebastian, a married man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Gregory L. Harrelson and Tonya R. Harrelson, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor Peter A. Sebastian or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2005.

William P. Sebastian
William P. Sebastian

Tracie Sebastian
Tracie Sebastian

Peter A. Sebastian
Peter A. Sebastian

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that William P. Sebastian, Tracie Sebastian and Peter A. Sebastian, 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 14th day of February, 2005.

[Signature]
Notary Public

My commission expires: 10-6-08

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW ¼ of the NW ¼ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section , township and range; thence South 01 deg. 54 min. 09 sec. West, a distance of 303.17 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 627.32 feet; thence South 87 deg. 08 min. 57 sec. East, a distance of 323.72 feet; thence North 39 deg. 05 min. 05 sec. East, a distance of 229.60 feet; thence South 53 deg. 40 min. 39 sec. East, a distance of 280.24 feet to a point on the Easterly R.O.W. line of an un-named public road; thence North 35 deg. 27 min. 43 sec. East and along said R.O.W. line, a distance of 172.14 feet; thence North 17 deg. 36 min. 55 sec. East and along said R.O.W. line, a distance of 68.52 feet; thence North 09 deg. 07 min. 29 sec. West and along said R.O.W. line, a distance of 130.20 feet; thence North 28 deg. 37 min. 10 sec. East and along said R.O.W. line, a distance of 74.88 feet; thence North 85 deg. 12 min. 00 sec. West and leaving said R.O.W. line, a distance of 154.83 feet; thence South 62 deg. 40 min. 40 sec. West, a distance of 270.13 feet; thence North 31 deg. 53 min. 26 sec. West, a distance of 400.74 feet; thence North 89 deg. 29 min. 00 sec. West, a distance of 202.88 feet to the POINT OF BEGINNING.