

This Instrument was Prepared By:
Lucille S. Farris
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Nine Hundred Dollars (\$17,900) to the undersigned GRANTOR, MARY F. ROENSCH, a married woman, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ **SUNRISE CORPORATION**

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3 Sector 4 according to the map of Apache Ridge
Subdivision, as recorded in Map Book 16 Page 90 in the Probate Office
of Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded at Instrument 1992-17633 in the Probate
Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

No part of the above described real estate constitutes the homestead of the
GRANTOR or spouse of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns
forever.

And said GRANTOR does for herself, her successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that she is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless
otherwise stated above; that she has a good right to sell and convey the same as
aforesaid; that she will, and her successors and assigns 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, the said GRANTOR hereto set its signature and seal, this
2nd day of November, 1992.

BY:

Mary F. Roensch
Mary F. Roensch
GRANTOR

STATE OF ALABAMA)

SHELBY

COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mary F. Roensch is signed to the foregoing conveyance, and who
is known to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance, executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 2nd day of Nov., 1992.

Inst # 1993-08397

Notary Public

03/29/1993-08397
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.50

P. O. Box 569
Pelham, AL

35124