

2019

This instrument was prepared by

(Name) Mary F. Roensch  
2925 Montevallo Road  
 (Address) Birmingham, Alabama 35223



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

100,000

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other Good and Valuable Consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 & we, W. M. Farris (owning a 25.7% undivided interest), Lucille Farris (owning a 25.7% undivided interest), Mary F. Roensch (owning a 16.2% undivided interest), Janet F. Standridge (owning a 16.2% undivided interest), and Joanne F. Enck (owning a 16.2% undivided interest)  
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Greenbriar, Ltd.

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

LEGAL DESCRIPTIONS ARE ATTACHED AS EXHIBITS A and B.

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The property conveyed herein does not constitute homestead property of any of the grantors herein.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 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 22  
 day of December, 19 86

W M Farris (SEAL)

Lucille Farris (SEAL)

Janet F. Standridge (SEAL)

Mary F. Roensch (SEAL)

Joanne F. Enck (SEAL)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Leonard Wertheimer, Jr. a Notary Public in and for said County,  
 in said State, hereby certify that W. M. Farris, Lucille Farris, Mary F. Roensch, Janet F. Standridge and Joanne F. Enck

whose name(s) 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 22 day of December, A.D. 19 86

Leonard Wertheimer, Jr.  
 Notary Public

Comm Exp 10-22-88

EXHIBIT A

DESCRIPTION:

The NW One-Quarter of the NW One Quarter of Section 35, Township 20 South, Range 3 West, except lot sold as described in deed recorded in the Probate Office of Shelby County, Alabama in Deed book 278, Page 171.

This conveyance is made subject to easement to Plantation Pipe Line Company recorded in Deed Book 112 Page 205 and right-of-way deeds to Shelby County recorded in Deed Book 256 Page 868 and Deed Book 241 Page 720, in the Probate Office of Shelby County, Alabama.

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# EXHIBIT B

## Description:

Commence at the northeast corner of the west one-half of the southeast one-quarter of the northwest one-quarter of Section 35 Township 20 South Range 3 West; thence run west along the north line of said west one-half of said quarter-quarter section; and the north line of the southwest one-quarter of the northwest one-quarter of Section 35 Township 20 South Range 3 West for a distance of 690.49 feet to a point on the westerly right-of-way line of Shelby County Highway No. 95; thence turn an angle to the left of 96 degrees 06 minutes and run in a southeasterly direction along the westerly right-of-way line of Shelby County Highway No. 95 for a distance of 843.59 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the right of 90 degrees and run in a southwesterly direction for a distance of 650.98 feet; thence turn an angle to the right of 95 degrees 55 minutes 59 seconds and run in a northerly direction for a distance of 78.47 feet to the point of beginning of a curve to the right, said curve having a central angle of 5 degrees 30 minutes and a radius of 2056.88 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 197.45 feet to the end of said curve and the point of beginning of a curve to the left, said curve having a central angle of 26 degrees 20 minutes and a radius of 879.94 feet; thence run along the arc of said curve in a northeasterly and northwesterly direction for a distance of 404.42 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 17 degrees 53 minutes 16 seconds and a radius of 773.54 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 241.50 feet; thence turn an angle to the left of 86 degrees 53 minutes 15 seconds from the tangent of last described course and run in a westerly direction along the north line of the southwest one-quarter of the northwest one-quarter of Section 35 Township 20 South Range 3 West to the northwest corner of said quarter-quarter section; thence run in a southerly direction along the west line of said quarter-quarter section to the southwest corner of the southwest one-quarter of the northwest one-quarter of said Section 35; thence run east along the south line of the southwest one-quarter of the northwest one-quarter of said Section 35 for a distance of 25.01 feet; thence turn an angle to the left of 91 degrees 13 minutes 45 seconds and run in a northerly direction for a distance of 134.50 feet to the point of beginning of a curve to the right, said curve having a central angle of 91 degrees 13 minutes 45 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 39.81 feet to the end of said curve; thence run along the tangent extended to said curve in an easterly direction for a distance of 112.89 feet; thence turn an angle to the right of 90 degrees and run in a southerly direction for a distance of 160.00 feet; thence turn an angle to the left of 90 degrees and run in an easterly direction along the south line of the northwest one-quarter of Section 35 Township 20 South Range 3 West to its intersection with the westerly right-of-way line of Shelby County Highway No. 95; thence run in a northwesterly direction along the westerly right-of-way line of Shelby County Highway No. 95 to the point of beginning. Said Parcel begin subject to all easements or rights-of-way of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC 29 AM 8:29

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 100.00  
2. Mtg. Tax         
3. Recording Fee 7.50  
4. Indexing Fee 4.00  
TOTAL 111.50

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