

THIS INSTRUMENT WAS PREPARED BY:
Leonard Wertheimer, III, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Greenbriar, Ltd.,
an Alabama limited partnership
P. O. Box 247
Alabaster, Alabama 35007

WARRANTY DEED

_____ 500.00
THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Mary F. Roensch, a married woman, Janet F. Standridge, a married woman, and Joanne F. Enck, a married woman, (hereinafter referred to as "GRANTORS"), by Greenbriar, Ltd., an Alabama limited partnership, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

An undivided 50% interest in and to the following described real property:

E 1/2 of SW 1/4, Section 3; and North 1/2 of NE 1/4 of NW 1/4 of Section 10, Township 21 South, Range 3 West.

LESS AND EXCEPT all that part of the following described land contained herein located in the NE 1/4 of SW 1/4 of Section 3, Township 21 South, Range 3 West described as follows:

Begin at the Northeast corner of the NW 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, thence measure in a southerly direction along the East line of the NW 1/4 and the East line of the NE 1/4 of the SW 1/4 of said Section 3, a distance of 3981.20 feet to a point, said point being the northeast corner of the SE 1/4 of the SW 1/4 of said Section 3; thence measure on the same course extended in a southerly direction along the East line of the SE 1/4 of the SW 1/4 of said Section 3, a distance of twenty (20) feet to a point; thence turn 91 degrees 32 minutes 21 seconds to the right and measure in a westerly direction along a line twenty (20) feet south of and parallel to the North line of the SE 1/4 of the SW 1/4 of said Section 3, a distance of 31.76 feet to a point, said point being located on the West right-of-way line of Shelby County Road No. 264, said point also being the true point of beginning of the boundary lines of said parcel of land; thence from said point continue on the same course extended in a westerly direction along a line twenty (20) feet south of and parallel to the north line of the SE 1/4 of the SW 1/4 of said Section 3, a distance of fifty (50) feet to a point; thence turn 88 degrees 22 minutes 34 seconds to the right and measure in a northerly direction along a line fifty (50) feet West of and parallel to the West right-of-way line of Shelby County Road No. 264, a distance of sixty (60) feet to a point; thence turn 91 degrees 37 minutes 26 seconds to the right and measure in an

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08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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W. M. Farris

easterly direction along a line forty (40) feet North of and parallel to the South line of NE 1/4 of the SW 1/4 of Section 3 a distance of fifty (50) feet to a point, said point being located on the West right-of-way line of Shelby County Road No. 264; thence turn 88 degrees 22 minutes 34 seconds to the right and measure in a southerly direction along the West right-of-way line of Shelby County Road No. 264 a distance of sixty (60) feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:


1. Ad valorem taxes for the current year.
2. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Right-of-way granted to Shelby County, Alabama, by instruments recorded in Deed Book 280, Page 336; and Deed Book 280, Page 340, in Probate Office.
4. Rights, if any, conveyed to Board of Revenue, Shelby County, Alabama, by deed dated July 16, 1923, recorded in Deed Book 76, Page 324, in Probate Office.
5. Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page 445; and Deed Book 90, Page 333, in Probate Office.
6. Any portion of said property or rights therein, which depend in any way upon the legality of quit claim deed from Shelby County, Alabama, to Dr. Linder, dated March 22, 1965, recorded in Deed Book 234, Page 767, in Probate Office.


"NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE MORTGAGOR, NOR THE MORTGAGOR'S SPOUSE".


TO HAVE AND TO HOLD to the said GRANTEE, and its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my our hands and seals, this 5th day of January, 1993.


Mary F. Roensch (SEAL)


Janet F. Standridge (SEAL)


Joanne F. Enck (SEAL)

THE STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 1993.

Rosemary W. Tenney
NOTARY PUBLIC
My commission expires: 2-28-95

THE STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janet F. Standridge, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 1993.

Donna R. Caton
NOTARY PUBLIC
My commission expires: March 13, 1995

THE STATE OF Georgia)
COUNTY OF FULTON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joanne F. Enck, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of January, 1993.

Latha Curran
NOTARY PUBLIC
My commission expires: Notary Public, Fulton County, Georgia
My Commission Expires Jan. 8, 1995

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