

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

MAIL TAX NOTICE TO:

Greenbriar, Ltd  
P.O. Box 247  
Alabaster, AL 35007

Inst # 1995-34954

## WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Twenty Two Thousand and no Hundred Dollars (\$22,000.00) to the undersigned GRANTOR, EVER-RIDGE BUILDERS, INC., (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

### GREENBRIAR, LTD.

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

Lot 3 according to map of Sterling Gate, Sector 1 as recorded in Map Book 19 Page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

#### SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instrument 1995-03878 in Probate Office of Shelby County, Alabama..

Mining and mineral rights if not owned by GRANTOR.

Colonial Bank Mortgage Loan No: 8006415635 01038014 (To be released as a condition of sale)

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they will be free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its 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 by its Secretary, Pamela V. Everidge who is authorized to execute this conveyance for EVER-RIDGE BUILDERS INC. hereto set its signature and seal, this 28th day of November, 1995.

EVER-RIDGE BUILDERS, INC.

BY:

Pamela V. Everidge  
Pamela V. Everidge, Secretary

STATE OF ALABAMA )

SHELBY COUNTY )

12/06/1995-34954  
02:41 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DO NOTED 30.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVER-RIDGE BUILDERS, INC., an Alabama Corporation, by its Secretary, Pamela V. Everidge 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, Pamela V. Everidge as Secretary of EVER-RIDGE BUILDERS, INC., with full authority, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

Given under my hand and official seal this 24th day of November, 1995.

Dianne Mattingly  
Notary Public