

This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

104 SUN DANCE DR
ALABASTER AL
35007

Inst # 1997-41976

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Three Thousand Seven Hundred and no/100 Dollars (\$3,700.00) to the undersigned GRANTOR, GREENBRIAR, LTD., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR by its Managing General Partner, Farris Management Co., Inc., does by these presents, grant, bargain, sell and convey unto

DOUGLAS JAMES AND JANINE GABRIEL ELDER

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

Lot 1 according to map of Apache Ridge, Sector 5, as recorded in Map Book 17 Page 62 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 1993-18462 in Probate Office of Shelby County, Alabama..

Mining and mineral rights if not owned by GRANTOR.

This deed hereby prohibits the building of any building(dwelling or out-buildings) on this lot and lot must be left naturally vegetated immediately behind Apache Ridge entrance wall for a distance of 30 feet from the wall. This is a covenant to run with the land in addition to the above mentioned restrictions and it inures to the benefit of the Grantees and Grantors their heirs and assigns forever.

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 are 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 Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, who is authorized to execute this conveyance for Greenbriar, Ltd., hereto set its signature and seal, this 22nd day of December, 1997.

GREENBRIAR, LTD., an Alabama Partnership.
by Farris Management Co., Inc.

BY:

Mary F. Roensch
Mary F. Roensch, President
as Managing General Partner

12/29/1997-41976
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREENBRIAR, LTD., an Alabama Partnership, by its managing General Partner, Farris Management Co., Inc., 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, Mary F. Roensch, as President of Farris Management Co., Inc., Managing General Partner of Greenbriar, Ltd., with full authority, executed the same voluntarily for and as the act of said Corporation as General Manager for said Partnership, on the day the same bears date.

Given under my hand and official seal this 22 day of December, 1997.

Melissa L. Decyly
Notary Public

MELISSA L. DECYLY
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES AUGUST 14, 1999