

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

MAIL TAX NOTICE TO
LARRY KENT
D/B/A LARRY KENT BUILDING CO.
516 COUNTY ROAD 36
CHELSEA AL 35043

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of One Hundred Twenty Nine Thousand Dollars and no/100 Cents (\$129,000.00) to the undersigned GRANTORS, GREENBRIAR, LTD., MARY F. ROENSCH, JANET F. STANDRIDGE, AND JOANNE F. ENCK (collectively herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

LARRY KENT dba LARRY KENT BUILDING COMPANY

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

Lots 137, 146, 151, 166, 167 and 170 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26 Page 122 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 Instruments 2000-07140 and 2000-07139 in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

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

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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

This deed is executed pursuant to that certain contract between GRANTORS and Larry Kent Building Company dated March 13, 2000.

IN WITNESS WHEREOF, the said GRANTORS, Greenbriar, Ltd. by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, and Mary F. Roensch, Janet F. Standridge and Joanne F. Enck who are authorized to execute this conveyance hereto set their signatures and seals, this 13th day of March, 2000.

GREENBRIAR, LTD., an Alabama Partnership,
by Farris Management Co., Inc.,
as Managing General Partner

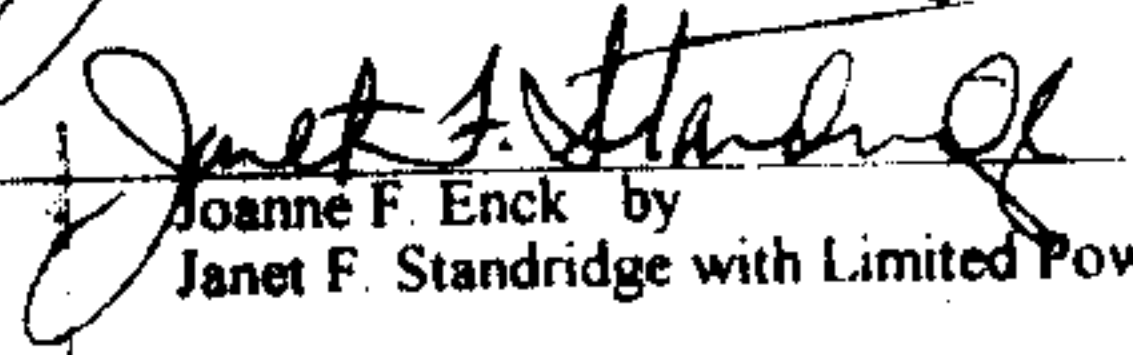
BY:


Mary F. Roensch, President and as an Individual

BY:


Janet F. Standridge

BY:


Joanne F. Enck by
Janet F. Standridge with Limited Power of Attorney

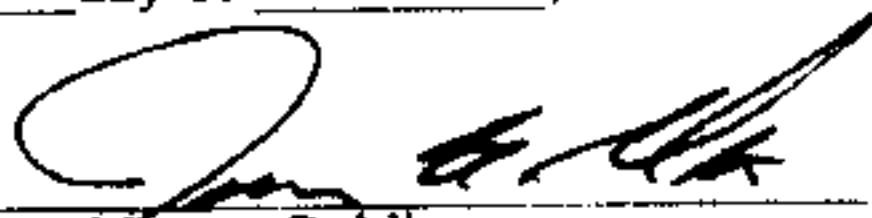
Inst # 2000-09129
03/23/2000-09129
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 17.50

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, President, 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 and as an individual, 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 13 day of March, 2000.



Notary Public

My Commission Expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 1, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET F. STANDRIDGE, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily for herself and for Joanne F. Enck with attached Limited Power of Attorney

Given under my hand and official seal this 13 day of March, 2000




Notary Public

My Commission Expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 1, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

LIMITED POWER OF ATTORNEY

I appoint my sister, Janet F. Standridge, as my legal attorney for the sole purpose of signing deeds for the sale of residential real estate lots in the development of a sixty acre tract of property owned by me and my sisters jointly in Cedar Grove at Sterling Gate, Sector 2, located in the City of Alabaster, Shelby County, Alabama. This limited power of attorney is made for the convenience of producing deeds, subdivision plats and other pertinent documents in a prompt and timely manner. I may withdraw this appointment at any time by submitting in writing to my sister a cancellation of this Limited Power of Attorney. Dated this the 1st of March, 2000.

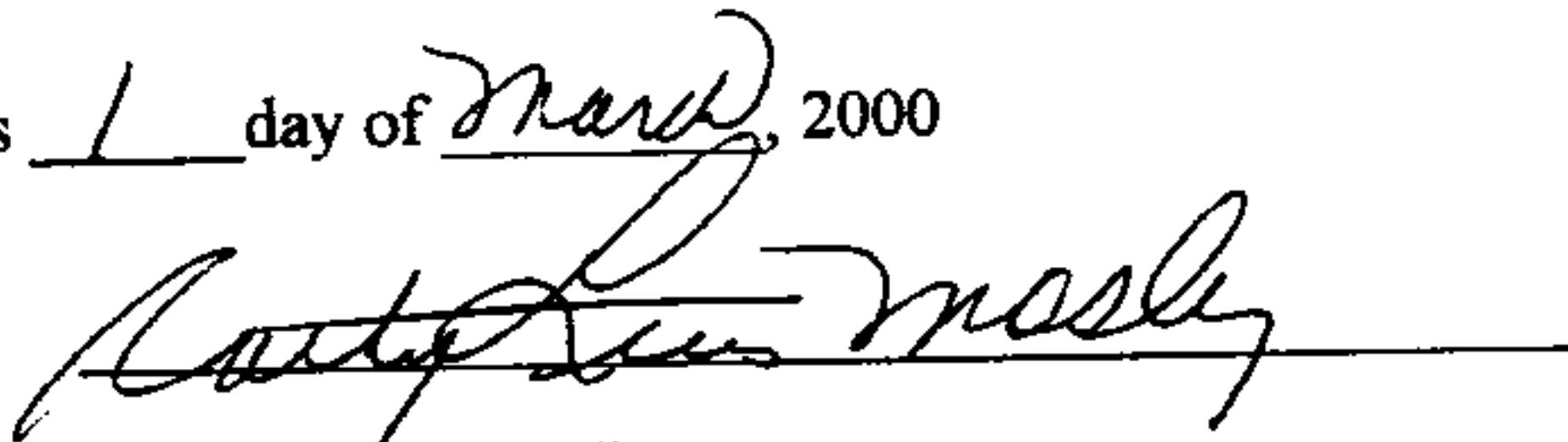

Joanne F. Enck
938 E. Rock Springs Rd, NE
Atlanta, GA 30306

STATE OF GEORGIA)

FULTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOANNE F. ENCK, whose name is signed to the foregoing Power of Attorney and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 1 day of March, 2000



My Commission Expires Notary Public DeKalb County, Georgia
My Commission Expires January 22, 2002

Inst # 2000-09129

03/23/2000-09129

09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 CJ1 17.50