

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

MAIL TAX NOTICE TO:

932 Highland Lakes Lane  
BIRMINGHAM, ALABAMA 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand and no/100 Dollars (\$27,000.00) 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

**J.E. PATE DEVELOPMENT CO., INC.**

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

Lot 54 according to map of Sterling Gate, Sector 3, Phase 1 as recorded in Map Book 27 Page 68 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 2000-34401 in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

This deed is executed pursuant to that certain contract between Farris Management Co., Inc. as Managing General Partner of Greenbriar, Ltd. and J. E. Pate Development Co., Inc., Inc. dated November 28, 2000.

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 8th day of January, 2001.

**\$27,000 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM PROCEEDS OF MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith. (INST# 2001/2309)**

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

BY: Mary F. Roensch  
 Mary F. Roensch, President

Inst # 2001-06392

02/26/2001-06392

08:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMB 15.00

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, 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 8 day of Jan, 2001.

Jenda K Ranbo  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 11, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 2001-06392

02/26/2001-06392  
08:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HMB 15.00