

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

MAIL TAX NOTICE TO:  
JDS Homes, Inc.  
8450 Co. Rd. 73  
Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY     )

That in consideration of Ninety Two Thousand and No /100 Dollars (\$92,000.00) 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

**JDS HOMES, INC.**

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

Lots 227, 230, 237, and 238 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28 Page 91 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 2001-29019 in Probate Office of Shelby County, Alabama..

Mining and mineral rights if not owned by GRANTOR.

The above recited consideration was paid from Mortgage loans closed simultaneously herewith. 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 JDS Homes, Inc. dated January 23, 2002

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 23st day of January , 2002.

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

BY: Mary F. Roensch  
Mary F. Roensch, President and as an Individual

BY: Janet F. Standridge  
Janet F. Standridge

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

Inst # 2002-05852

02/04/2002-05852  
01:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 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 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 23 day of Jan, 2002.

Kim S. Hand

Notary Public

My Commission Expires 6/30/2004

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 23 day of Jan, 2002

Kim S. Hand

Notary Public

My Commission Expires 6/30/2004

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