



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

MAIL TAX NOTICE TO:

*Professional Homebuilders -  
586 Co Rd 103  
Jemison AL 35025*

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Four Thousand Five Hundred Dollars and no/100 Cents (\$24,500.00) to the undersigned GRANTORS, GREENBRIAR, LTD., MARY F. ROENSCH, JANET F. STANDRIDGE, AND JOANNE F. ENCK, INDIVIDUALLY AND AS TRUSTEES OF THE ANNIE W. SCOTT TESTAMENTARY TRUST (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

**PROFESSIONAL HOME BUILDERS, INC.**

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

Lots 298 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 6, as recorded in Map Book 30 Page 86 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 2002-1018000510730 in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

The above recited consideration was paid from a Mortgage loan 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 Professional Home Builders, Inc. dated May 19, 2003.

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, as individual owners and trustees who are authorized to execute this conveyance hereto set their signatures and seals, this 27<sup>th</sup> day of May, 2003.

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  
Trustee, Annie W. Scott Testamentary Trust

BY: *Janet F. Standridge*  
Janet F. Standridge  
Trustee, Annie W. Scott Testamentary Trust  
Individual Owner

BY: *Joanne F. Enck*  
Joanne F. Enck  
Trustee, Annie W. Scott Testamentary Trust  
Individual Owner

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, and the Annie W. Scott Testamentary Trust by Mary F. Roensch, Trustee, and Mary F. Roensch as an individual are signed to the foregoing conveyance, and who are 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 Trustee of the Annie W. Scott Testamentary Trust, 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 27 day of May, 2003.

*Jessie L. Hoffman*

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Feb 13, 2007  
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

My Commission Expires \_\_\_\_\_

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 as Trustee of the Annie W. Scott Testamentary Trust.

Given under my hand and official seal this 27 day of May, 2003.

*Jessie L. Hoffman*

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Feb 13, 2007  
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

My Commission Expires \_\_\_\_\_

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 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 as Trustee of the Annie W. Scott Testamentary Trust.

Given under my hand and official seal this 16 day of May, 2003.

Jackie Lane  
Gwinnett County, GA  
Notary Public  
Commission Expires 5-13-2006

*Jackie Lane*  
Notary Public

Jackie Lane  
Gwinnett County, GA  
Notary Public  
Commission Expires 5-13-2006

My Commission Expires \_\_\_\_\_