

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

MAIL TAX NOTICE TO:

**Professional Homebuilders, Inc**  
**586 County Road 103**  
**Jemison, alabama 35085**

**WARRANTY DEED**

STATE OF ALABAMA     )  
  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Five Thousand Dollars and no/100 Cents (\$25,000.00) to the undersigned GRANTORS, 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

**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:

Lot 195 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 7, as recorded in Map Book 31, Page 147 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 2003-0912000615180 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.

**The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.**  
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 January 6, 2004.

IN WITNESS WHEREOF, the said GRANTORS, Mary F. Roensch, Janet F. Standridge and Joanne F. Enck, who are authorized to execute this conveyance hereto set their signatures and seals, this 12<sup>th</sup> day of January, 2004.

BY: Mary F. Roensch  
Mary F. Roensch

BY: Janet F. Standridge  
Janet F. Standridge

BY: Joanne F. Enck  
Joanne F. Enck

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. ROENSCH, 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.

Given under my hand and official seal this 12 day of Jan, 2004.

Shirley Gayle Gough  
Notary Public

My Commission Expires 5-7-06

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.

Given under my hand and official seal this 12 day of Jan, 2004.

Shirley Gayle Gough  
Notary Public

My Commission Expires 5-7-06

STATE OF GEORGIA )

FULTON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. ROENSCH, 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.

Given under my hand and official seal this 8 day of January 2004.

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

Jackie Lane  
Notary Public

My Commission Expires Jackie Lane