



20040227000099860 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/27/2004 09:02:00 FILED/CERTIFIED

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 Fifty Thousand Dollars and no/100 Cents (\$50,000.00) 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:

Lots 193 and 194 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.

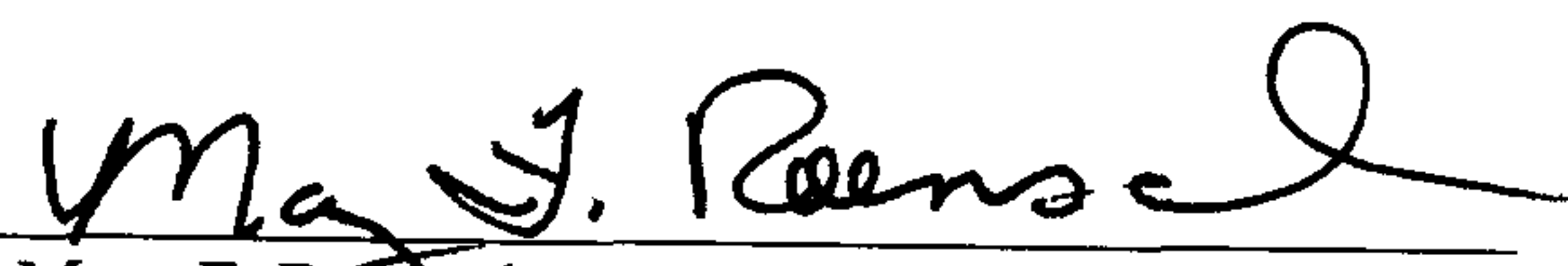
The above recited consideration was paid from Mortgage loans closed simultaneously herewith.

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.

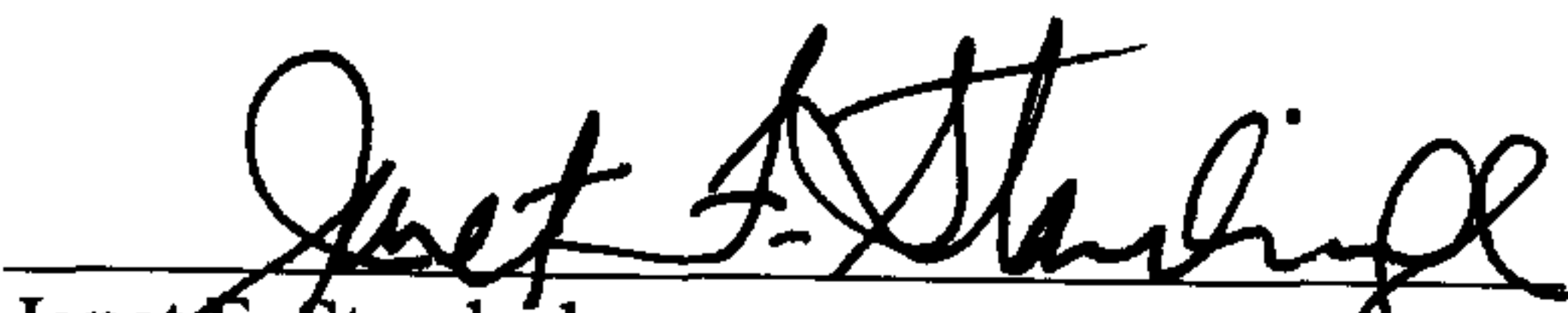
This deed is executed pursuant to that certain contract between GRANTORS and Professional Home Builders, Inc. dated January 28, 2004.

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 **3RD** day of February, 2004.

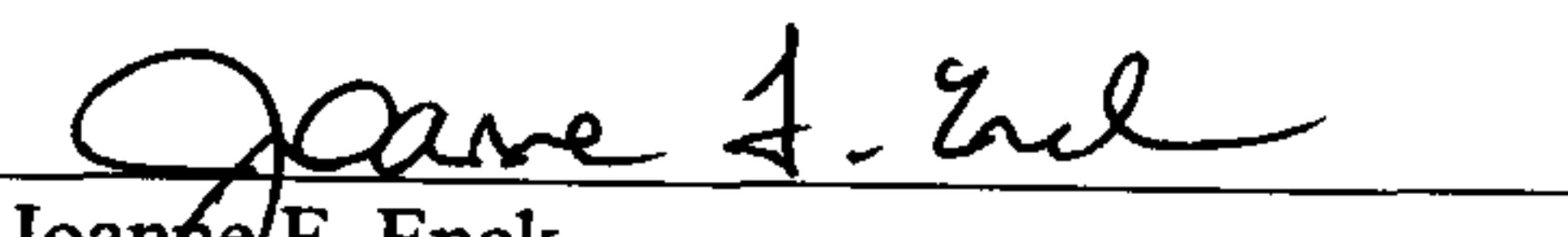
BY:


Mary F. Roensch

BY:


Janet F. Standridge

BY:



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 3 day of January, 2004.




Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 14, 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.

Given under my hand and official seal this 3 day of January, 2004.



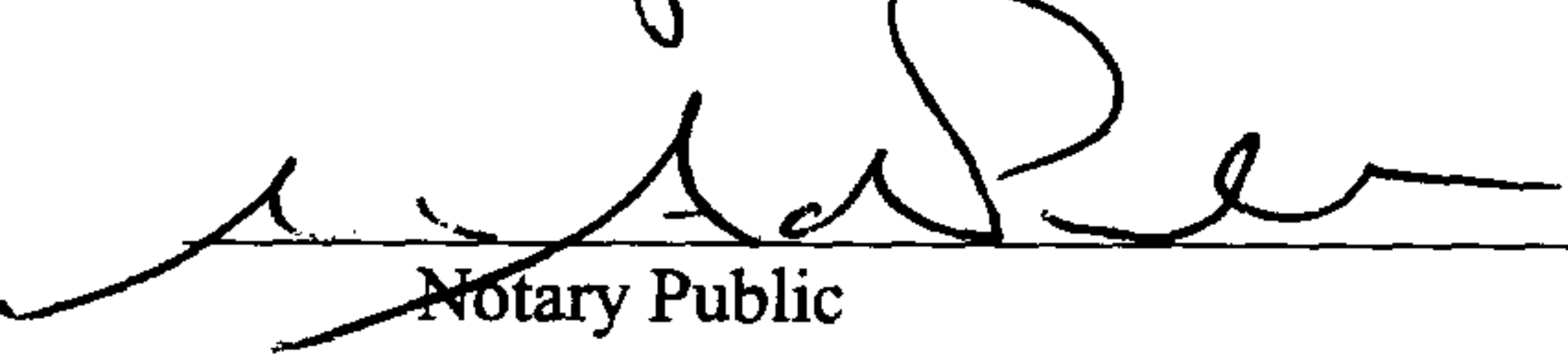
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 14, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires _____

STATE OF GEORGIA)

FULTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 30 day of January, 2004.



Notary Public
My Commission Expires 5/12/2006