20050411000166280 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/11/2005 09:11:58AM FILED/CERT

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

MAIL TAX NOTICE TO:

_____

_____

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Fifty Thousand and no/100 Dollars ($50,000.00) 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

BEN GREEN dba COUNTRYWOOD HOMES

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

Lot 43 according to map of Sterling Gate, Sector 3, Phase 4 as recorded in Map Book 34 Page 35 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 2004-1110000618930 in Probate Office of Shelby County, Alabama.
Mining and mineral rights if not owned by GRANTOR.

The above recited consideration was paid by Mortgage loan closed simultaneously herewith.

This deed is executed pursuant to that certain contract between Farris Management Co., Inc. as Managing General Partner of Greenbriar, Ltd. and Ben Green dba Countrywood Homes dated February 22, 2005.

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 1st day of April, 2005.

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

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

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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 1 day of APRIL, 2005.

Gloria Faye Gauge
Notary Public