20050831000449730 1/2 $19.00
Shelby Cnty Judge of Probate,AL
08/31/2005 09:43:13AM FILED/CERT

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 Thirty Eight Thousand Dollars and no/100 Cents ($38,000.00) to the undersigned GRANTORS, FARRIS MANAGEMENT CO, INC. AS MANAGING GENERAL PARTNER OF GREENBRIAR, LTD, AND MARY F. ROENSCH, JANET F. STANDRIDGE, AND JOANNE F. ENCK, 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 HOMEBUILDERS, INC.

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

Lot 85 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34 Page 96 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 2005-0209000064440 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 Homebuilders, Inc. dated July 21, 2005.

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 trustees~~ who are authorized to execute this conveyance hereto set their signatures and seals, this 2ND day of ~~July~~ AUGUST, 2005. MFR JFS JFE

BY: Mary F. Roensch
Mary F. Roensch, President, Farris Management Co., Inc.
As Managing General Partner of Greenbriar, Ltd.
Trustee, Annie W. Scott Testamentary Trust

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

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

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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, and the Annie W. Scott Testamentary Trust by Mary F. Roensch, Trustee, 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, 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 2 day of August, 2005.

Rhonda Brewer Luke
Notary Public

MY COMMISSION EXPIRES
JUNE 3, 2008.

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 as Trustee of the Annie W. Scott Testamentary Trust.

Given under my hand and official seal this 2 day of August, 2005.

Rhonda Brewer Luke
Notary Public

MY COMMISSION EXPIRES
JUNE 3, 2008.

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 as Trustee of the Annie W. Scott Testamentary Trust.

Given under my hand and official seal this 26 day of July, 2005.

Nakita Williams
Notary Public

My Commission Expires_____ My Commission Expires March 24th, 2008 Paulding County, Georgia