MORTGAGE COVERS PURCHASE PRICE. DOCUMENTS ARE BEING RECORDED SIMULTANEOUSLY.

20060804000377840 1/1 $12.00
Shelby Cnty Judge of Probate, AL
08/04/2006 10:03:27AM FILED/CERT

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

MAIL TAX NOTICE TO:

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WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand Dollars and no/100 Cents ($102,000.00) to the undersigned GRANTOR, FARRIS MANAGEMENT CO, INC. AS MANAGING GENERAL PARTNER OF GREENBRIAR, LTD, (collectively herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. A. JONES CONSTRUCTION CO., INC.

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

Lots 107, 108, and 109 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 11, as recorded in Map Book 37 Page 27 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 2006-0615000285670 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.

And said GRANTOR does for itself, it's heirs, 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 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.

This deed is executed pursuant to that certain contract between GRANTOR and W.A. Jones Construction Co., Inc. dated July 17, 2006.

IN WITNESS WHEREOF, the said GRANTOR, Greenbriar, Ltd. by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President who is authorized to execute this conveyance hereto set their signatures and seals, this 18th day of June, 2006.

BY: Mary F. Roensch

Mary F. Roensch, President, Farris Management Co., Inc.
As Managing General Partner of Greenbriar, Ltd.

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 12 day of July, 2006.

Gloria Faye Lang
Notary Public

My Commission Expires 5-7-2010

Wells Bank