20060925000476280 1/1 $12.00
Shelby Cnty Judge of Probate,AL
09/25/2006 03:31:50PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/100's Dollars ($45,000.00)** and other good and valuable consideration to the undersigned grantor, **GREENBRIAR, LTD, an Alabama Limited Partnership** (hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WOODWAY PROPERTIES LLC** (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Final Plat Sterling Gate Sector 2 Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE and their successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 18th day of September, 2006.

ATTEST:

GREENBRIAR LTD,
An Alabama Limited Partnership

Mary F. Roensch

President of Farris Management Co., Inc
It's Managing General Partner

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 as President of Farris Management Company, Inc, the Managing General Partner of Greenbriar, Ltd. an Alabama Limited Partnership is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she as President of the Managing General Partner and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 18th day of September, 2006.

Notary Public

F. WAYNE KEITH
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Woodway Properties LLC
152 Broadmoor lane
Alabaster, Alabama 35007