Mortgage covers purchase price. Documents are being recorded simultaneously

20070412000169030 1/2 $19.00
Shelby Cnty Judge of Probate, AL
04/12/2007 09:47:30AM 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 Four Hundred Fifty Six Thousand Dollars and no/100 Cents ($456,000.00) 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 AND AS INDIVIDUAL OWNERS (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

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:

Lot(s) 322, 358, 359, 370, 371, 374, 375, 376, 505, 506, 507, and 508 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 12A, as recorded in Map Book 38 Page 45 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 2007-70223000083620 and 2005-0524000253230 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 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 W.A. Jones Construction Co., Inc. dated February 22, 2007.

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 and individual owners who are authorized to execute this conveyance hereto set their signatures and seals, this 5th day of March, 2007.

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
Individual Owner

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

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

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 and Individual Owner, 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 5 day of March, 2007.

_____
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 23, 2010
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 as Trustee of the Annie W. Scott Testamentary Trust and as an Individual Owner.

Given under my hand and official seal this 5 day of March, 2007.

_____
Notary Public

My Commission Expires_____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 23, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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 and as an Individual Owner.

Given under my hand and official seal this 26 day of February 2007.

_____
Notary Public

My Commission Expires Nov. 1, 2010

OFFICIAL SEAL
JENNIFER NAVIK
NOTARY PUBLIC-GEORGIA
COUNTY OF FULTON
My Commission Expires November 1, 2010

20070412000169030 2/2 $19.00
Shelby Cnty Judge of Probate, AL
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