20080310000096300 1/2 $19.00
Shelby Cnty Judge of Probate, AL
03/10/2008 09:53:42AM 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 Eighty Two Thousand Dollars and no/100 Cents ($82,000.00) 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

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 350 and 351 according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 12B, as recorded in Map Book 39 Page 92 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 2008-0115000019540 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. J. Jones Construction Co., Inc. dated February 5, 2008.

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 13th day of February, 2008.

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

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

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 13 day of FEB, 2008.

_____
Notary Public

My Commission Expires 6·7·2010

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 13 day of FEB, 2008.

_____
Notary Public

My Commission Expires 6·7·2010

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 11 day of February, 2008.

_____
Notary Public

My Commission Expires NOV. 1, 2010

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