

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 Twenty Thousand Dollars and no/100 Cents (\$20,000.00) 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

Zachary L Williams and wife, Lindsey D. Williams
and
Robert Inabinet and wife, Glenda Inabinet
As Tenants in Common each holding a ½ interest

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

Lot 48 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 Instrument 20050524000253230 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 GRANTEES. dated May 28, 2014.

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 28 day of May, 2014..

Shelby County, AL 05/29/2014
State of Alabama
Deed Tax: \$20.00

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

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 27 day of May, 2014.

Shirley Dianne Mathewly
Notary Public

My Commission Expires 8-29-15

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 27 day of May, 2014.

Shirley Dianne Mathewly
Notary Public

My Commission Expires 8-29-15

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 1st day of May, 2014.

Ayesha Cooks
Notary Public

My Commission Expires 8/28/16


20140529000161940 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
05/29/2014 12:06:42 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FARRIS MANAGEMENT Co. INC Grantee's Name WILLIAMS & INABINET
Mailing Address ANNIE SCOTT TRUST Mailing Address 401 CORNWALL
PO Box 247 MAYLENE, AL 35114
ALABASTER, AL 35007
Property Address Cedar Grove At Sterling Date of Sale 5-28-2014
Sector 2, Phase 9 GATE Total Purchase Price \$ 20,000.00
Lot 48 or
MAP Book 34 Actual Value \$
PAGE 96 or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-28-14

Print MARY F. RENSCH, Pres
FARRIS MANAGEMENT Co, INC
Sign Mary F. Rensch

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140529000161940 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
05/29/2014 12:06:42 PM FILED/CERT