

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

MAIL TAX NOTICE TO:

*Jebco, Inc*  
*321 Applegate Pkwy, Ste E*  
*Pelham AL 35124*

## WARRANTY DEED

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY     )

That in consideration of Fifty One Thousand Five Hundred and no/100 Dollars (\$51,500.00) to the undersigned GRANTOR, GREENBRIAR, LTD., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR by its Managing General Partner, Farris Management Co., Inc., does by these presents, grant, bargain, sell and convey unto

**JEBCO, INC.**

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

Lots 22 and 28 according to map of Sterling Gate, Sector 2, Phase 2 as recorded in Map Book 36 Page 86 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 2005-0524000253230 and 2006-0215000075970 in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

This deed is executed pursuant to those certain contracts between Farris Management Co., Inc. as Managing General Partner of Greenbriar, Ltd. and JEBCO, Inc. dated July 28, 2014.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTOR by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, who is authorized to execute this conveyance for Greenbriar, Ltd., hereto set its signature and seal, this 3<sup>rd</sup> day of September, 2014.

Shelby County, AL 09/04/2014  
State of Alabama  
Deed Tax: \$51.50

GREENBRIAR, LTD., an Alabama Partnership,  
by Farris Management Co., Inc.,  
as Managing General Partner

BY:

*Mary F. Roensch*  
Mary F. Roensch, President

  
20140904000277500 1/3 \$71.50  
Shelby Cnty Judge of Probate, AL  
09/04/2014 10:07:26 AM FILED/CERT


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 3<sup>rd</sup> day of SEP, 2014.

Chant R. Smith  
Notary Public

  
20140904000277500 2/3 \$71.50  
Shelby Cnty Judge of Probate, AL  
09/04/2014 10:07:26 AM 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 Greenbriar LTD  
Mailing Address P O Box 247  
Alabaster, AL 35007

Grantee's Name JEBCO, Inc  
Mailing Address 321 Applegate Pkwy  
Pelham, AL 35124

Property Address Sterling Gate Sector 2  
Phase 2 Lots 22 & 28

Date of Sale 09/03/2014  
Total Purchase Price \$ 51,500



20140904000277500 3/3 \$71.50  
Shelby Cnty Judge of Probate, AL  
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or  
Actual Value \$

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 \_\_\_\_\_

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1