

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

MAIL TAX NOTICE TO:

**WARRANTY DEED**

VALUE \$250.00  
MAR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of One Dollar and no/100 Dollars (\$1.00) to the 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

**STERLING GATE HOMEOWNERS ASSOCIATION, INC.**

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

COMMON AREA "A" of the Resurvey of lot 385 Thru 389 and Common Area recorded as Instrument No. 20080919000372210 in the Probate Office of Shelby County, Alabama;

**SUBJECT TO:**

Easements and restrictions of record.

Subdivision restrictions recorded in Instruments 2008-0115000019540 and 2005-0524000253230 in the 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, its 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 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 22<sup>ND</sup> day of September, 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



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 22 day of Sept, 2008.

Sheila B. Thomas  
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 22 day of Sept, 2008.

Sheila B. Thomas  
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 20 day of Sept, 2008.

Sheila B. Thomas  
Notary Public

My Commission Expires 6/29/2010

