

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

MAIL TAX NOTICE TO:

^{\$}10,000
PO Box 1268
Pelham, AL 35124

WARRANTY DEED



20100420000119730 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2010 08:14:11 AM FILED/CERT

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 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

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:

Property Described in **EXHIBIT A** to become Common Property

SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instruments 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 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 13th day of April, 2010.

Shelby County, AL 04/20/2010

State of Alabama

Deed Tax : \$10.00

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

BY:

Mary F. Roensch, President



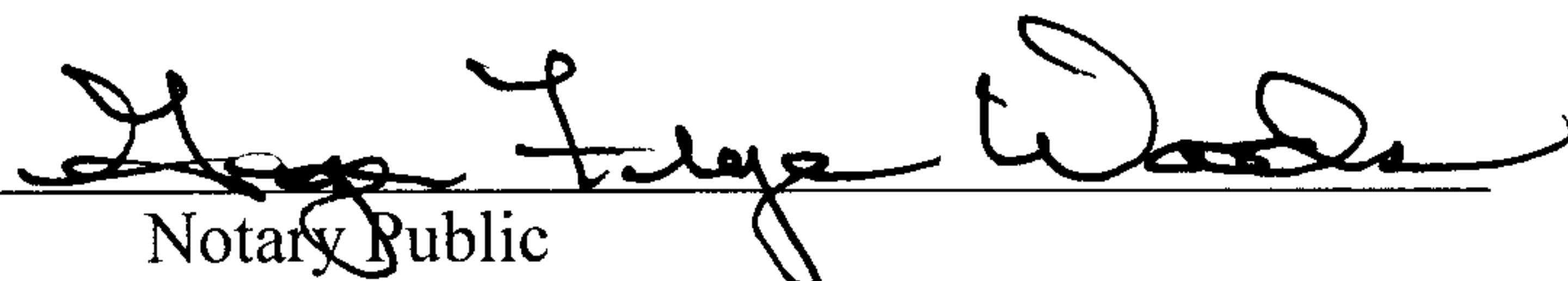
20100420000119730 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2010 08:14:11 AM FILED/CERT

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 13th day of April 2010.


Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: DEC 24, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: DEC 24, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



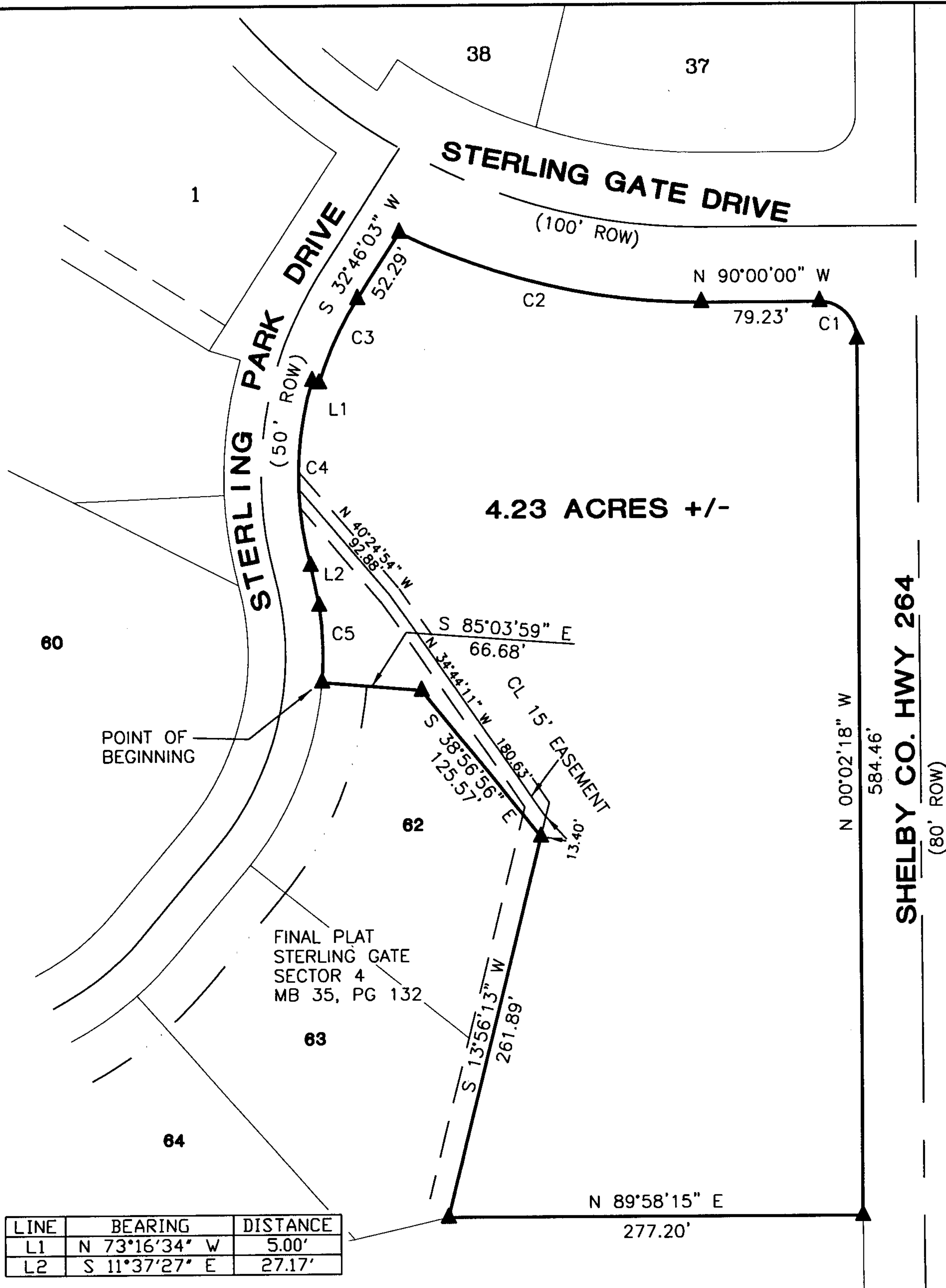
20100420000119730 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2010 08:14:11 AM FILED/CERT

EXHIBIT A

A Parcel of land situated in the SW 1/4 of Section 3 and in the Northwest 1/4 of Section 10, all in Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northwest corner of Lot 62 of Final Plat Sterling Gate, Sector 4 as recorded in the Probate office of Shelby County in Map Book 35, Page 132; thence S 85°03'59" E a distance of 66.68'; thence S 38°56'56" E a distance of 125.57'; thence S 13°56'13" W a distance of 261.89'; thence N 89°58'15" E a distance of 277.20' to a point on the westerly right of way line of Shelby County Highway 264 (80' ROW); thence N 00°02'18" W along said right of way, a distance of 584.46' to a point on the southerly right of way line Sterling Gate Drive (100' ROW); thence with a curve turning to the left with a radius of 25.00', a delta angle of 89°57'42", and subtended by a chord which bears N 45°01'09" W, a chord distance of 35.34', ; thence along said curve an arc distance of 39.25'; thence N 90°00'00" W a distance of 79.23'; thence with a curve turning to the right with a radius of 450.00', a delta angle of 26°33'47", and subtended by a chord which bears N 76°43'06" W, a chord distance of 206.76', ; thence along said curve an arc distance of 208.63', to a point on the easterly right of way line of Sterling Park Drive (50' ROW); thence S 32°46'03" W a distance of 52.29'; thence with a curve turning to the left with a radius of 220.00', a delta angle of 16°02'37", and subtended by a chord which bears S 24°44'44" W, a chord distance of 61.40', ; thence along said curve an arc distance of 61.60'; thence N 73°16'34" W a distance of 5.00'; thence with a curve turning to the left with a radius of 225.00', a delta angle of 31°48'36", and subtended by a chord which bears S 00°49'08" W, a chord distance of 123.32', ; thence along said curve an arc distance of 124.92'; thence S 11°37'27" E a distance of 27.17'; thence with a curve turning to the right with a radius of 225.00', a delta angle of 13°05'45", and subtended by a chord which bears S 01°36'51" E, a chord distance of 51.32', ; thence along said curve an arc distance of 51.43' to the point of beginning, having an area of 4.23 acres more or less.

EXHIBIT 'A' CONTINUED



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.25'	25.00'	89°57'42"	N 45°01'09" W	35.34'
C2	208.63'	450.00'	26°33'47"	N 76°43'06" W	206.76'
C3	61.60'	220.00'	16°02'37"	S 24°44'44" W	61.40'
C4	124.92'	225.00'	31°48'36"	S 00°49'08" W	123.32'
C5	51.43'	225.00'	13°05'45"	S 01°36'51" E	51.32'



20100420000119730 4/4 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2010 08:14:11 AM FILED/CERT

A Parcel of land situated in the SW $\frac{1}{4}$ of Section 3 and in the Northwest $\frac{1}{4}$ of Section 10, all in Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the Northwest corner of Lot 62 of Final Plat Sterling Gate, Sector 4 as recorded in the Probate office of Shelby County in Map Book 35, Page 132; thence S 85°03'59" E a distance of 66.68'; thence S 38°56'56" E a distance of 125.57'; thence S 13°56'13" W a distance of 261.89'; thence N 89°58'15" E a distance of 277.20' to a point on the westerly right of way line of Shelby County Highway 264 (80' ROW); thence N 00°02'18" W along said right of way, a distance of 584.46' to a point on the southerly right of way line Sterling Gate Drive (100' ROW); thence with a curve turning to the left with a radius of 25.00', a delta angle of 89°57'42", and subtended by a chord which bears N 45°01'09" W, a chord distance of 35.34'; ; thence along said curve an arc distance of 39.25'; thence N 90°00'00" W a distance of 79.23'; thence with a curve turning to the right with a radius of 450.00', a delta angle of 26°33'47", and subtended by a chord which bears N 76°43'06" W, a chord distance of 206.76'; ; thence along said curve an arc distance of 208.63', to a point on the easterly right of way line of Sterling Park Drive (50' ROW); thence S 32°46'03" W a distance of 52.29'; thence with a curve turning to the left with a radius of 220.00', a delta angle of 16°02'37", and subtended by a chord which bears S 24°44'44" W, a chord distance of 61.40'; ; thence along said curve an arc distance of 61.60'; thence N 73°16'34" W a distance of 5.00'; thence with a curve turning to the left with a radius of 225.00', a delta angle of 31°48'36", and subtended by a chord which bears S 00°49'08" W, a chord distance of 123.32'; ; thence along said curve an arc distance of 124.92'; thence S 11°37'27" E a distance of 27.17'; thence with a curve turning to the right with a radius of 225.00', a delta angle of 13°05'45", and subtended by a chord which bears S 01°36'51" E, a chord distance of 51.32'; ; thence along said curve an arc distance of 51.43' to the point of beginning, having an area of 4.23 acres more or less.