

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Gilbert E. Gray  
123 Sterling Park Drive and 131 Sterling Park Drive  
Alabaster, Alabama 35007

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **THIRTY SEVEN THOUSAND TWO HUNDRED THIRTY ONE AND 52/100 (\$37,231.52) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **GREENBRIAR LTD, by MARY F. ROENSCH, AS PRESIDENT OF FARRIS MANAGEMENT CO., INC, MANAGING GENERAL PARTNER OF GREENBRIAR, LTD**, (herein referred to as "Grantor"), in hand paid by **GILBERT E. GRAY and APRIL D. GRAY** (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit::

Lots 96 and 98, according to the Survey of Sterling Gate Sector 5, as recorded in Map Book 37, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 37, Page 114.
7. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
8. Right-of-way granted to Shelby County, Alabama, by instruments recorded in Deed Book 280, Page 336, and Deed Book 280, Page 340.
9. Rights, if any, conveyed to Board of Revenue, Shelby County, Alabama, by deed dated July 16, 1923, recorded in Deed Book 76, Page 342.
10. Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page 445, and Deed Book 90, Page 333.
11. Any portion of said property or rights therein, which depend in any way upon the legality of quit claim deed from Shelby County, Alabama, to Dr. Linder, dated March 22, 1965, recorded in Deed Book 234, Page 767.
12. Fifth Amendment to Amended and Restated Declaration of Protective Covenants for Sterling Gate Subdivision and Cedar Grove at Sterling Gate recorded in Instrument 20061026000528810 on October 10, 2006.
13. All matters, provisions and Exhibits found in that Warranty Deed to Sterling Gate Homeowners Association Inc. recorded in Instrument 20070924000445960 on September 24, 2007.
14. Grant of Land Easement and Restrictive Covenants for Underground Facilities recorded in Instrument 200606300000316500.



15. Grant of Land Easement and Restrictive Covenants for Underground Facilities recorded in Instrument 20071109000517740.

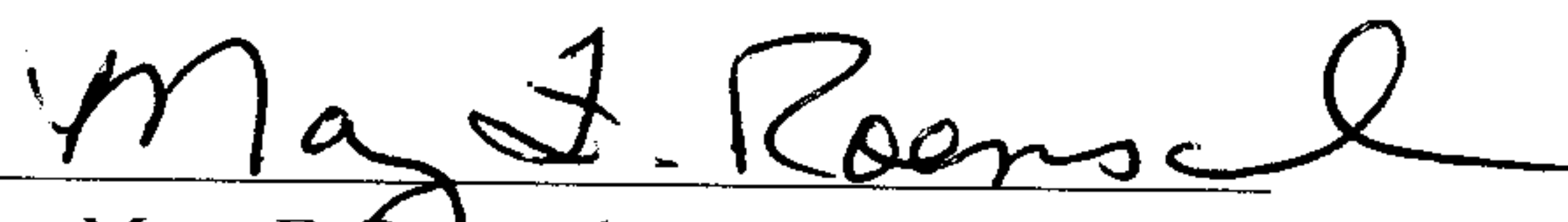
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal on this day of November 4, 2011.

**GRANTOR:**


**GREENBRIAR LTD**

  
By: Mary F. Roensch, as President of Farris Management Co., Inc, Managing General Partner of Greenbriar, LTD, an Alabama domestic limited partnership

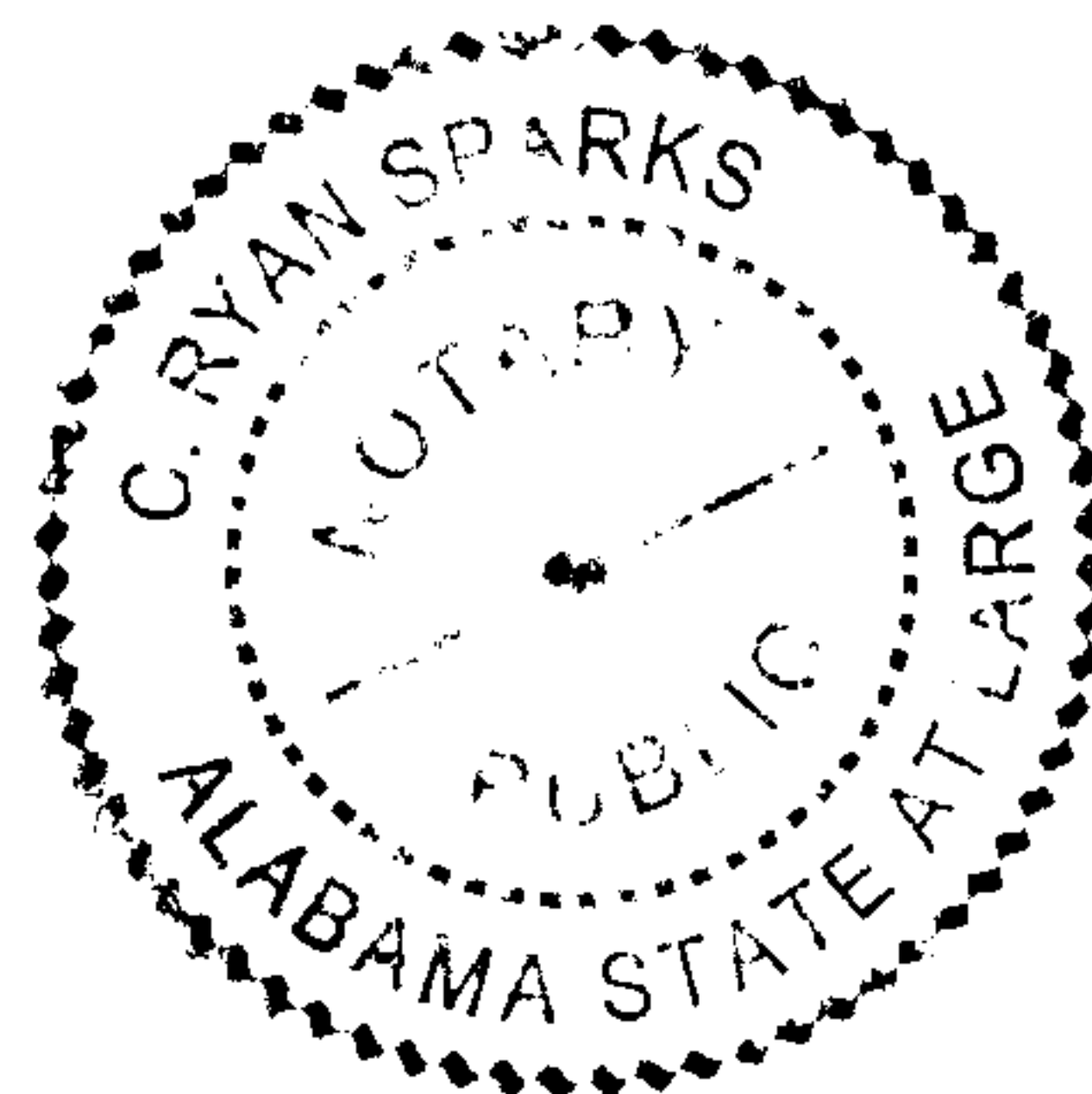
**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned Notary Public, in and for said State and County, do hereby certify that **Mary F. Roensch**, whose name as Managing Partner of Mary F. Roensch, as President of Farris Management Co., Inc, Managing General Partner of Greenbriar, LTD, an Alabama domestic limited partnership, is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she, as such Managing Partner and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seals on this day of November 4, 2011.

  
C. Ryan Sparks, Notary Public

[Affix Seal Here]



  
2011110000338830 2/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
11/10/2011 08:00:35 AM FILED/CERT

Shelby County, AL 11/10/2011  
State of Alabama  
Deed Tax: \$18.50