



20040701000364670 Pg 1/10 41.00
Shelby Cnty Judge of Probate, AL
07/01/2004 16:18:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
STERLING OAKS, A CONDOMINIUM COMMUNITY**

This First Amendment to Declaration of Condominium of Sterling Oaks, a Condominium Community is dated this the 1st day of July, 2004.

RECITALS:

WHEREAS, the Declaration of Condominium of Sterling Oaks, a Condominium Community, dated the 4th day of March, 2004, was recorded as Instrument Number 20040316000134350 in the Office of the Judge of Probate of Shelby County, Alabama (the "Declaration"); and

WHEREAS, Declarant owns all of the Condominium Units and desires to amend certain portions of the Declaration.

NOW, THEREFORE, Declarant amends the Declaration as follows:

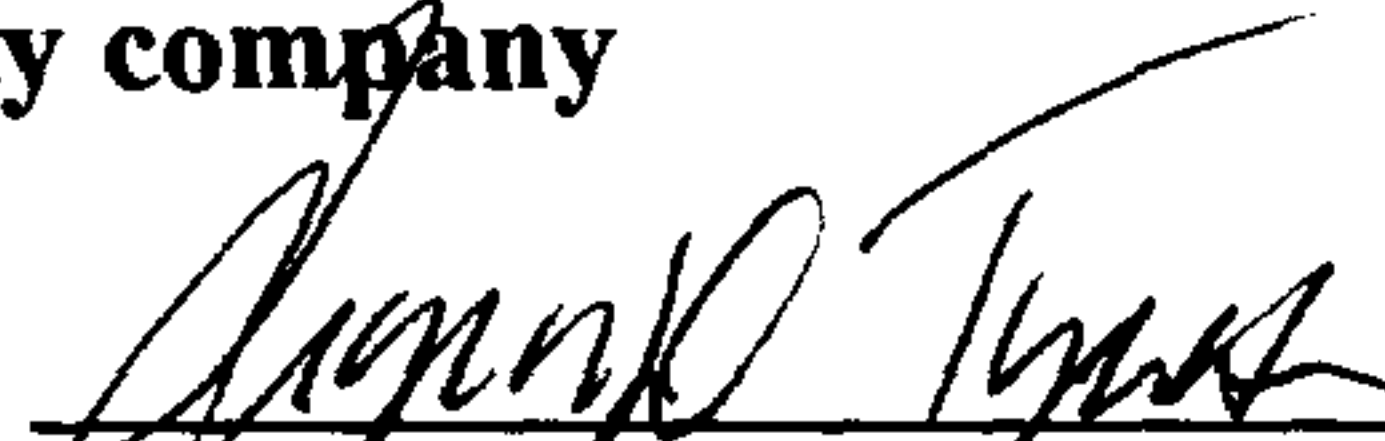
1. By deleting Exhibits E-1, E-2 and E-3 and substituting therefor the attached Revised Exhibits E-1, E-2 and E-3;
2. By deleting Exhibit B and substituting therefor (as Revised Exhibit B) the Plat of Sterling Oaks Condominiums, as recorded in Map Book 33, at Pages 101-A, 101-B, 101-C and 101-D, attached hereto;
3. By amending Section 10, Conceptual Site Plan, to delete Exhibit B and substituting therefor Revised Exhibit B;
4. By amending Section 14, Assessments and Charges; Liens, by deleting Items (a), (b) and (c) and substituting therefor the following:
 - (a) \$159.00 per month for Type A Units;
 - (b) \$178.00 per month for Type B Units;
 - (c) \$208.00 per month for Type C Units.

✓
James Odom
P.O. Box 11244
B'ham, AL 35202-1244

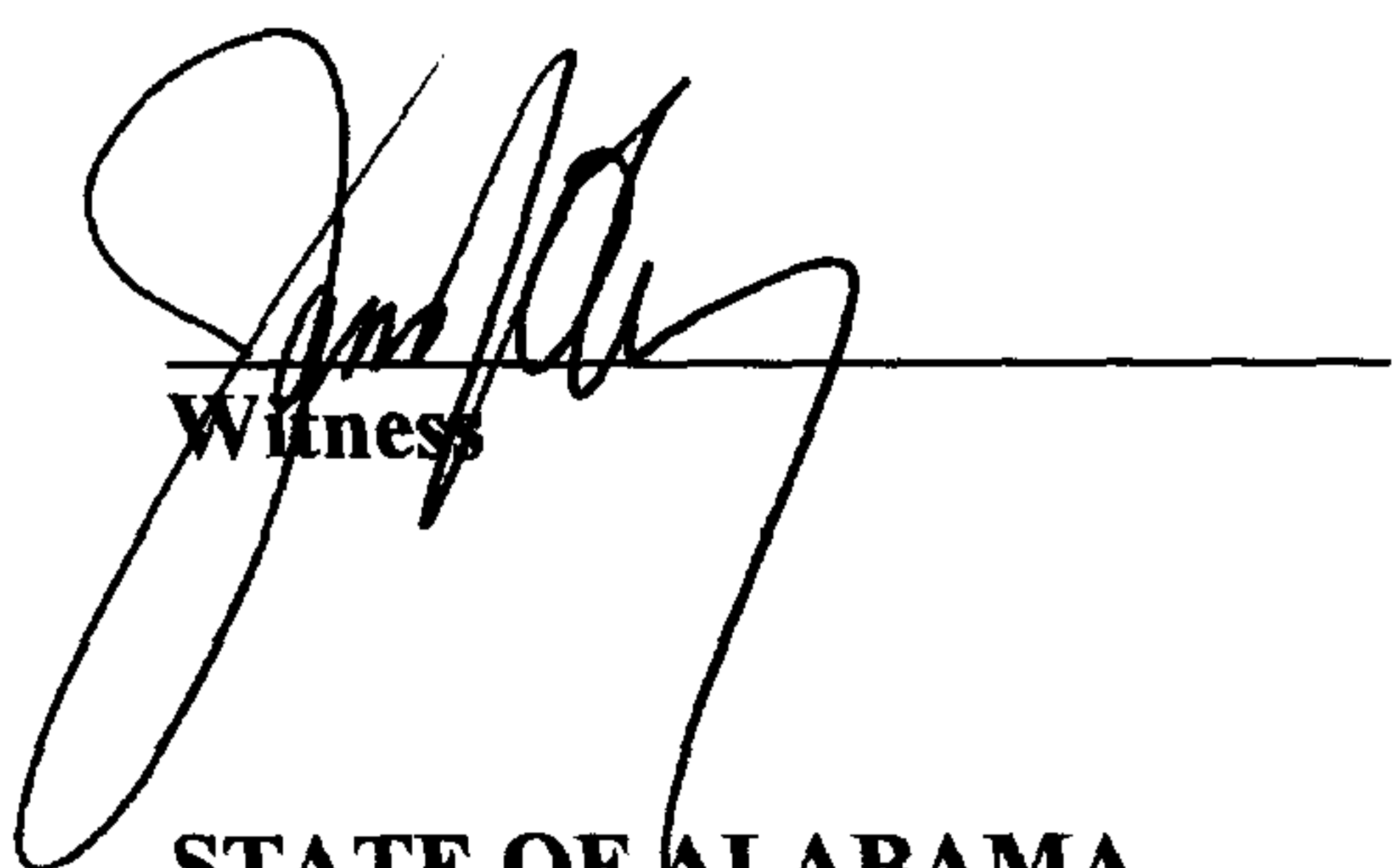
IN WITNESS WHEREOF, the undersigned has executed this Amendment on the day and year first above written.

STERLING OAKS, LLC, an Alabama limited liability company

By:



Ingram D. Tynes, as its Manager

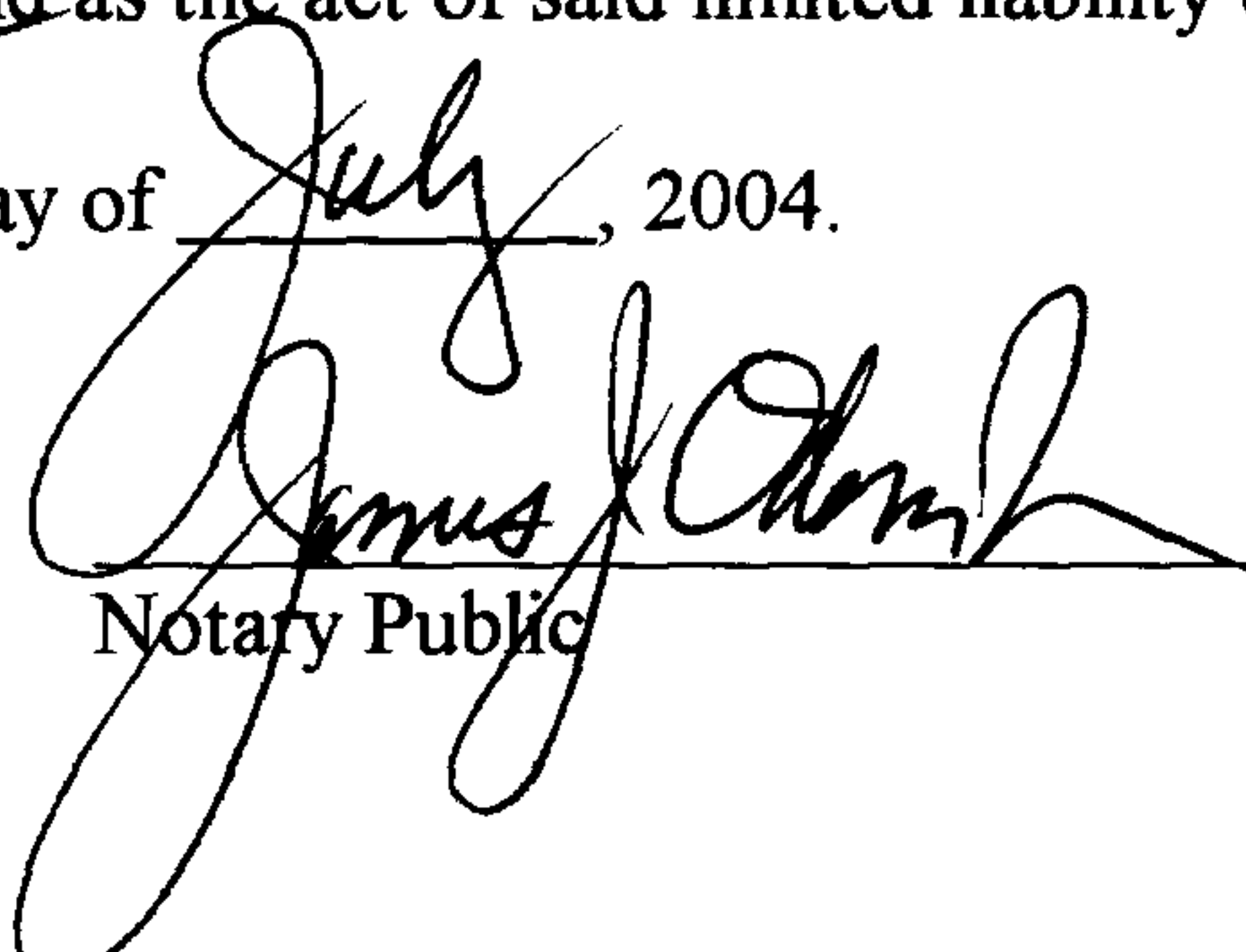


Witness

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county and state, hereby certify that Ingram D. Tynes, whose name as Manager of Sterling Oaks, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 1st day of July, 2004.



Notary Public

My commission expires: 7-14-07

[NOTARIAL SEAL]

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

The undersigned, AmSouth Bank, as the holder of a first mortgage covering the property submitted to the condominium form of ownership pursuant to the Declaration, does hereby join in the execution of and consent to this First Amendment to Declaration of Condominium of Sterling Oaks, a Condominium Community.

AMSOUTH BANK

By:



As its: vice PRESIDENT

STATE OF ALABAMA

)

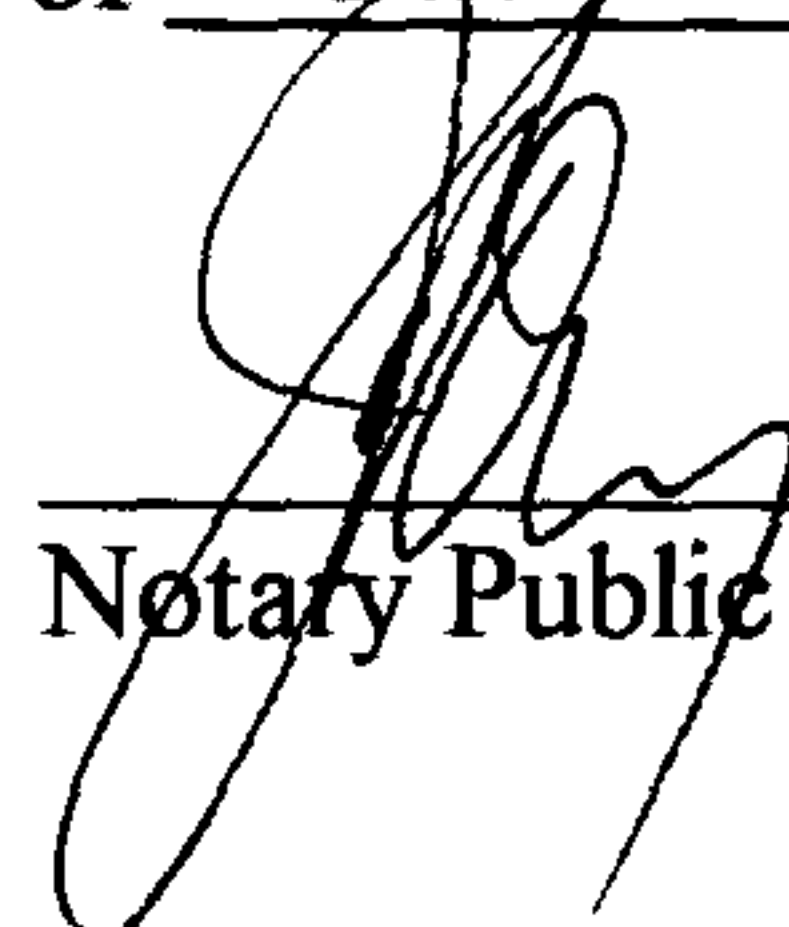
:

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county and state, hereby certify that Steve Chester, whose name as Vice President of AmSouth Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 1st day of July, 2004.



Notary Public

My commission expires: 14 July 07

[NOTARIAL SEAL]

STERLING OAKS CONDOMINIUMS

Unit Type B	120		Unit Type A	119		110		109	Unit Type B
Unit Type B	116		Unit Type A	115		106		105	Unit Type B
Residential Unit		Access	Residential Unit		Residential Unit	Access	Residential Unit		

2-Story Condition

(View from the parking lot)

Unit Type B	118		Unit Type A	117		108		107	Unit Type B
Unit Type B	114		Unit Type A	113		104		103	Unit Type B
Unit Type B	112		Unit Type A	111		102		101	Unit Type B
Residential Unit		Access	Residential Unit		Residential Unit	Access	Residential Unit		

3-Story Condition

REVISED

Exhibit

E-1

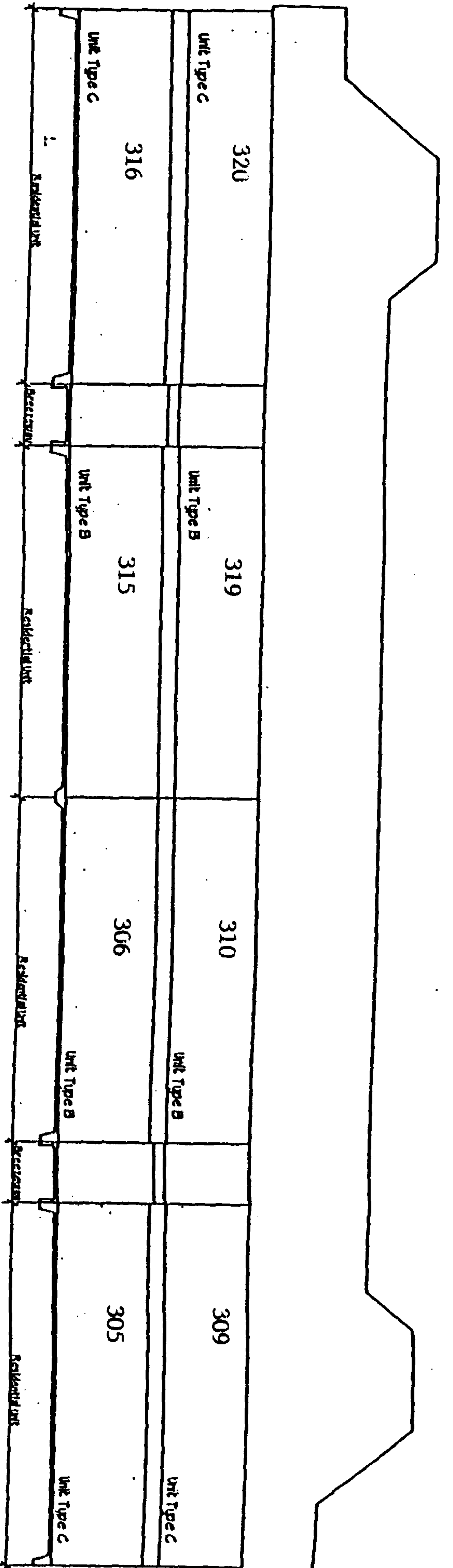
220		219		210		209	
Unit Type B		Unit Type B		Unit Type B		Unit Type B	
216		215		206		205	
Unit Type B		Unit Type B		Unit Type B		Unit Type B	
Residential Unit	Accessway	Residential Unit	Accessway	Residential Unit	Accessway	Residential Unit	Accessway

(View from the parking lot)

2-Story Condition

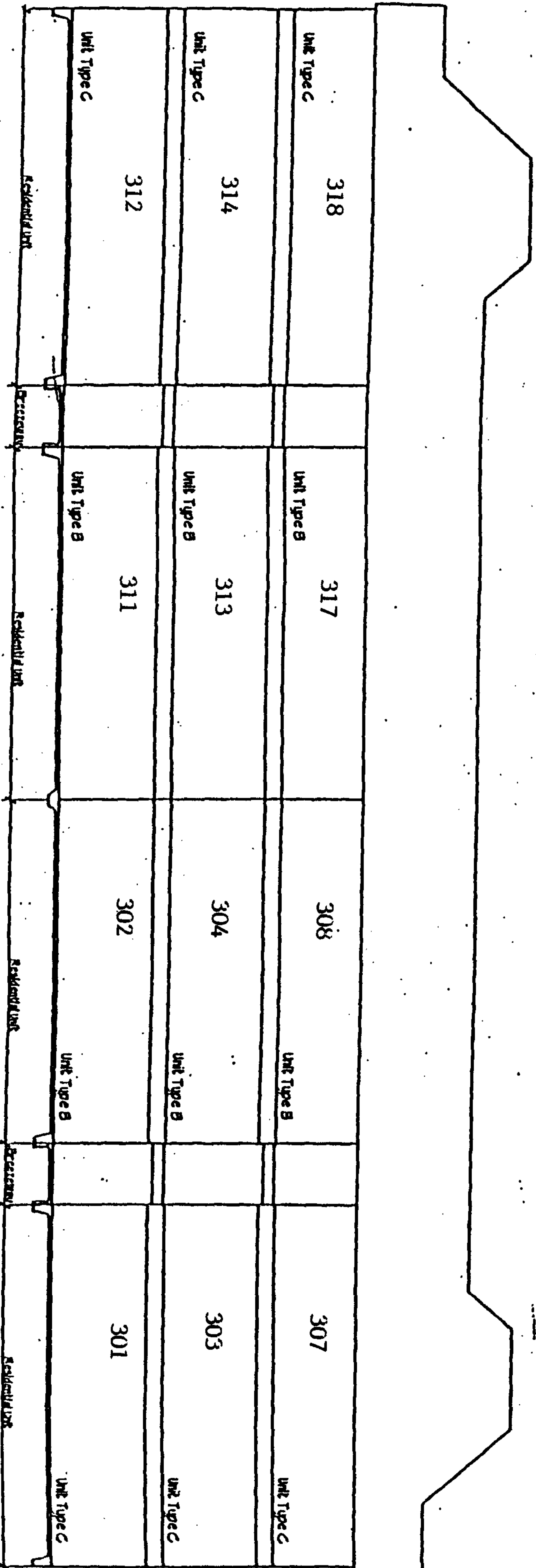
218		217		208		207	
Unit Type B		Unit Type B		Unit Type B		Unit Type B	
214		213		204		203	
Unit Type B		Unit Type B		Unit Type B		Unit Type B	
212		211		202		201	
Unit Type B		Unit Type B		Unit Type B		Unit Type B	
Residential Unit	Accessway	Residential Unit	Accessway	Residential Unit	Accessway	Residential Unit	Accessway

3-Story Condition



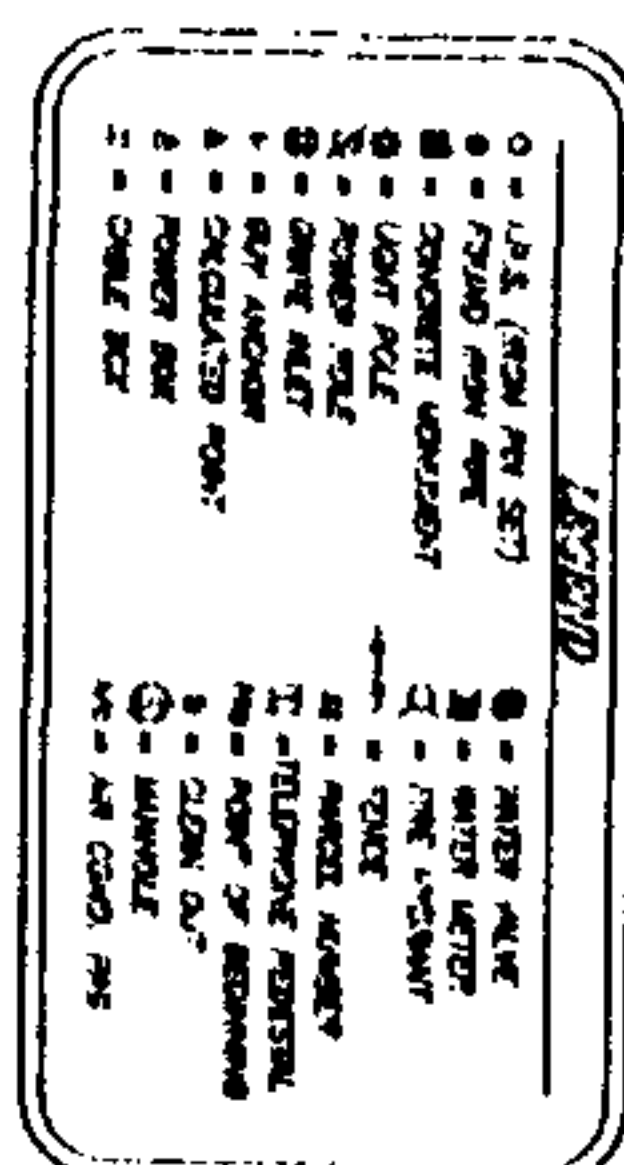
2-Story Condition

(View from the parking lot)



3-Story Condition

STERLING OAKS CONDOMINIUMS
 4019 Madison Ave. 2, according to the Survey of Said Section Two Eastern, First Addition
 Is known, is located in and Block 17, City of St. Louis, in the Eastern Office of Survey
 County, Missouri.

[illegible]

BMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504

TYPE OF SURVEY *CONDO PLAT*

CLIENT **STERLING OAKS, LLC**
820 SHADES CREEK PARKWAY
BIRMINGHAM, ALABAMA 35209

APPROVED WLS	DESIGNED N/A	PERMAN A/AK	FORM CREDIT WMC	PROJECT NO 02 491
DATE 06/29/04	SCALE 1"			

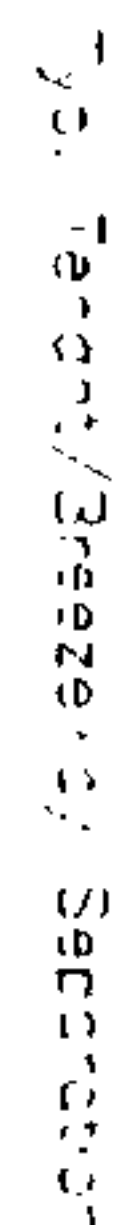
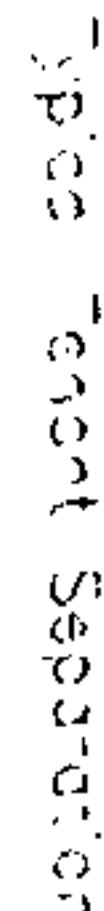
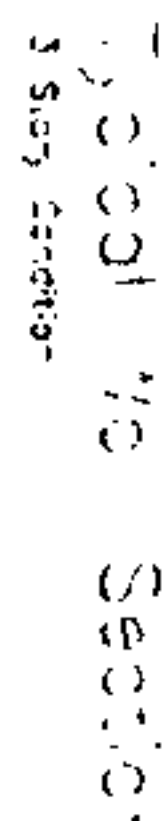
REVISIONS

REVISIONS

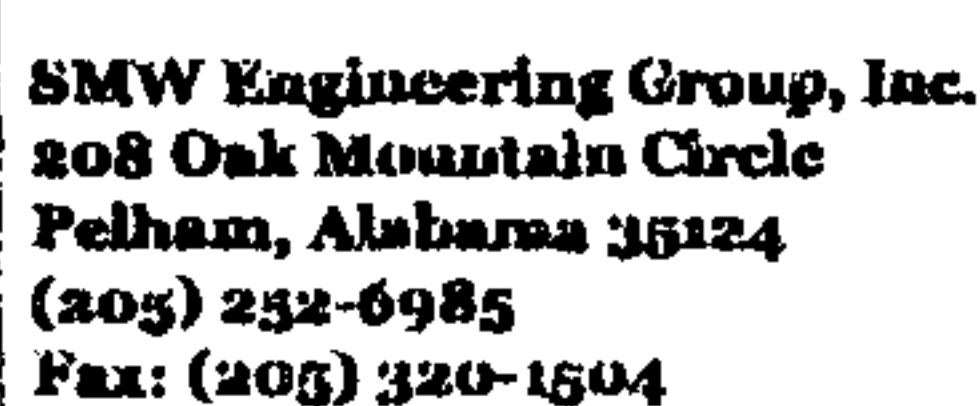
1

DATE	REV	BY
11/1/80	1	1

11/08/2017 Pg. 101.0



NGTAR P.02: 11/1/84 BY CD-630A DONGS:



CLIENT: STERLING OAKS, LLC

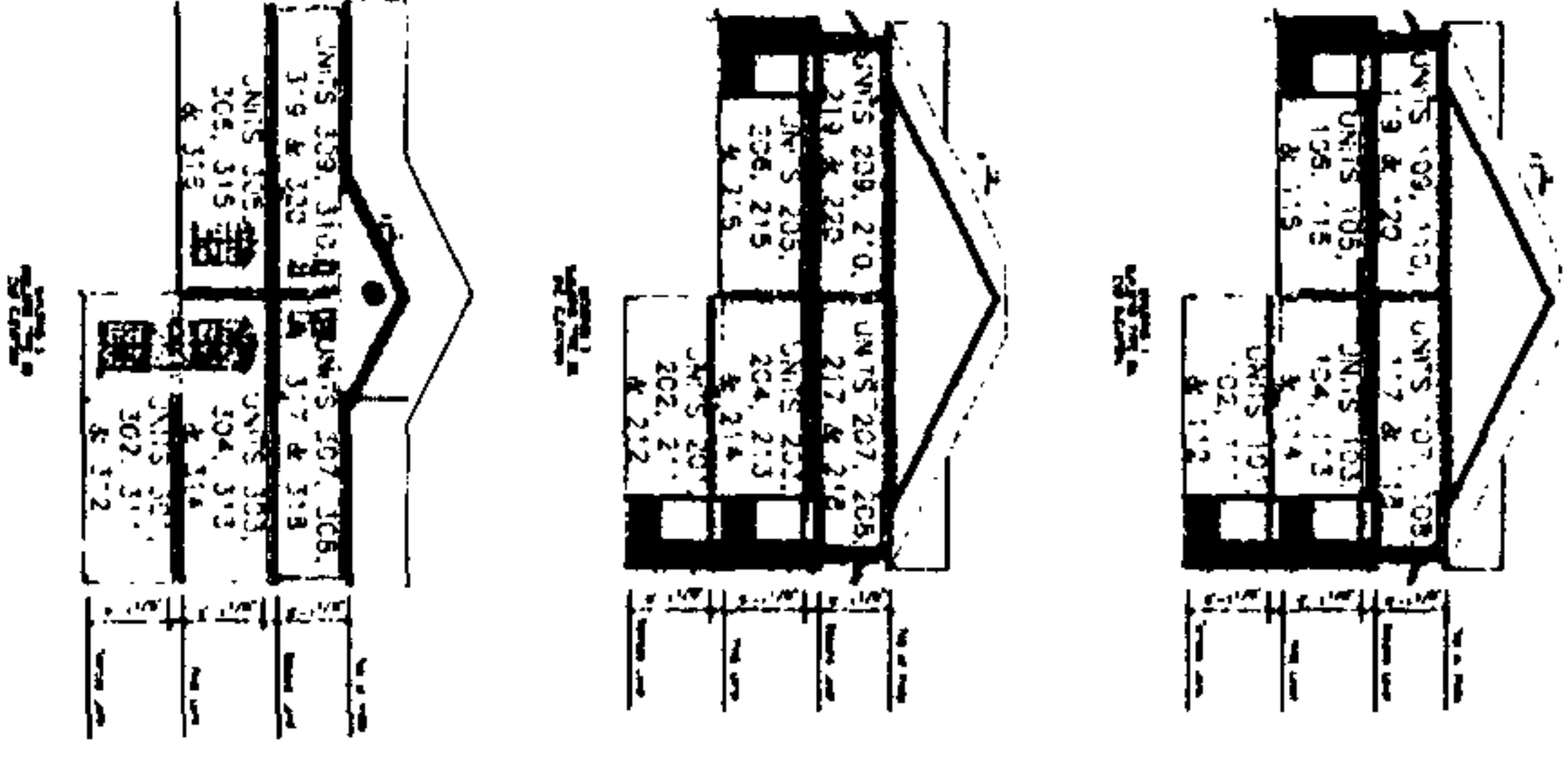
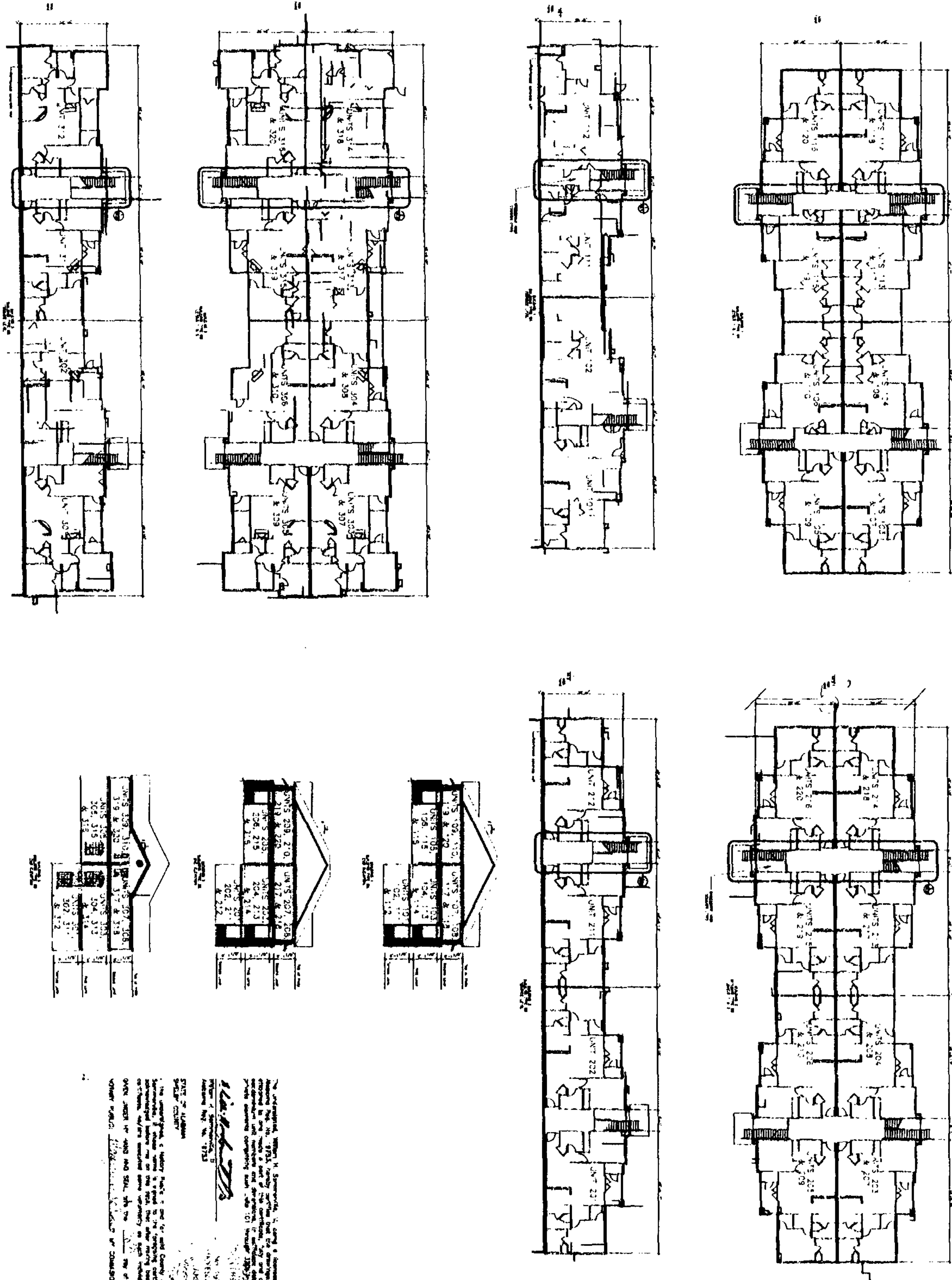
APPROVED WMS	DESIGNED N/A	ISSUED AAK	CHECKED WMS	PROJECT WMS
DATE 10/10/01 SCALE				

DECLARATION OF INTEREST

[illegible]

Figure 1

Revised
Exhibit B

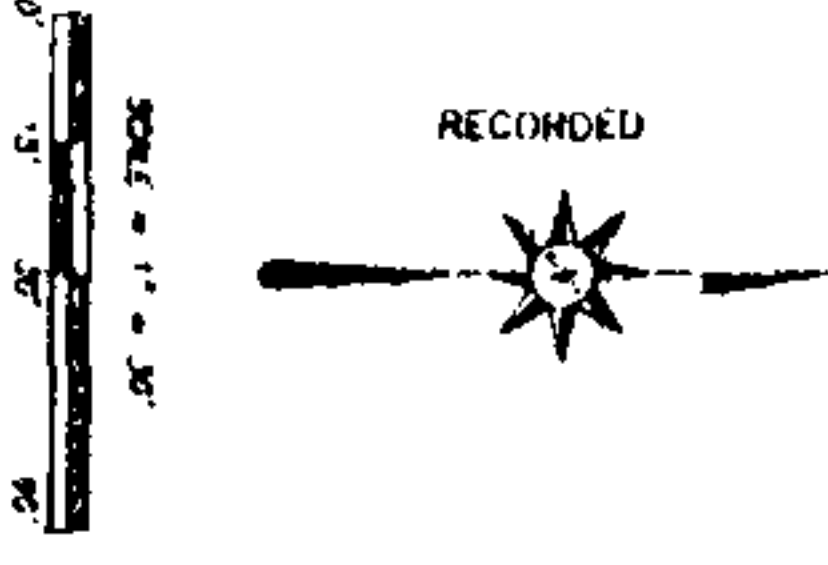
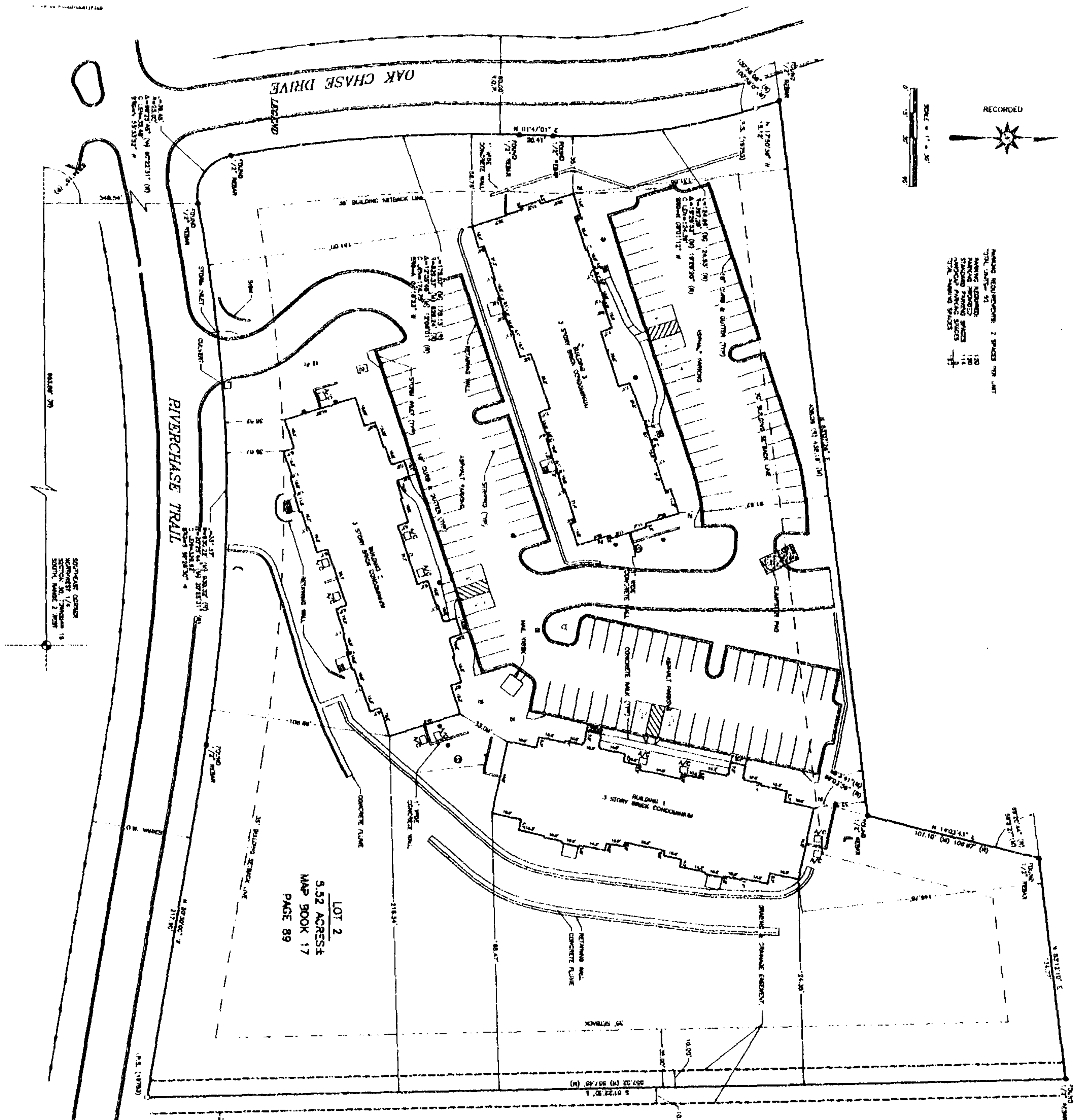


SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504

TYPE OF SURVEY		CONDO PLAT	
CLIENT		STERLING OAKS, LLC	
820 SHADES CREEK PARKWAY		BIRMINGHAM, ALABAMA 35209	
APPROVED	DESIGNED	DRAWN	CHECKED
WJS	N/A	AAK	WMC
DATE	06/29/04	SCALE	1" = 20'
		SHEET	3 OF 4

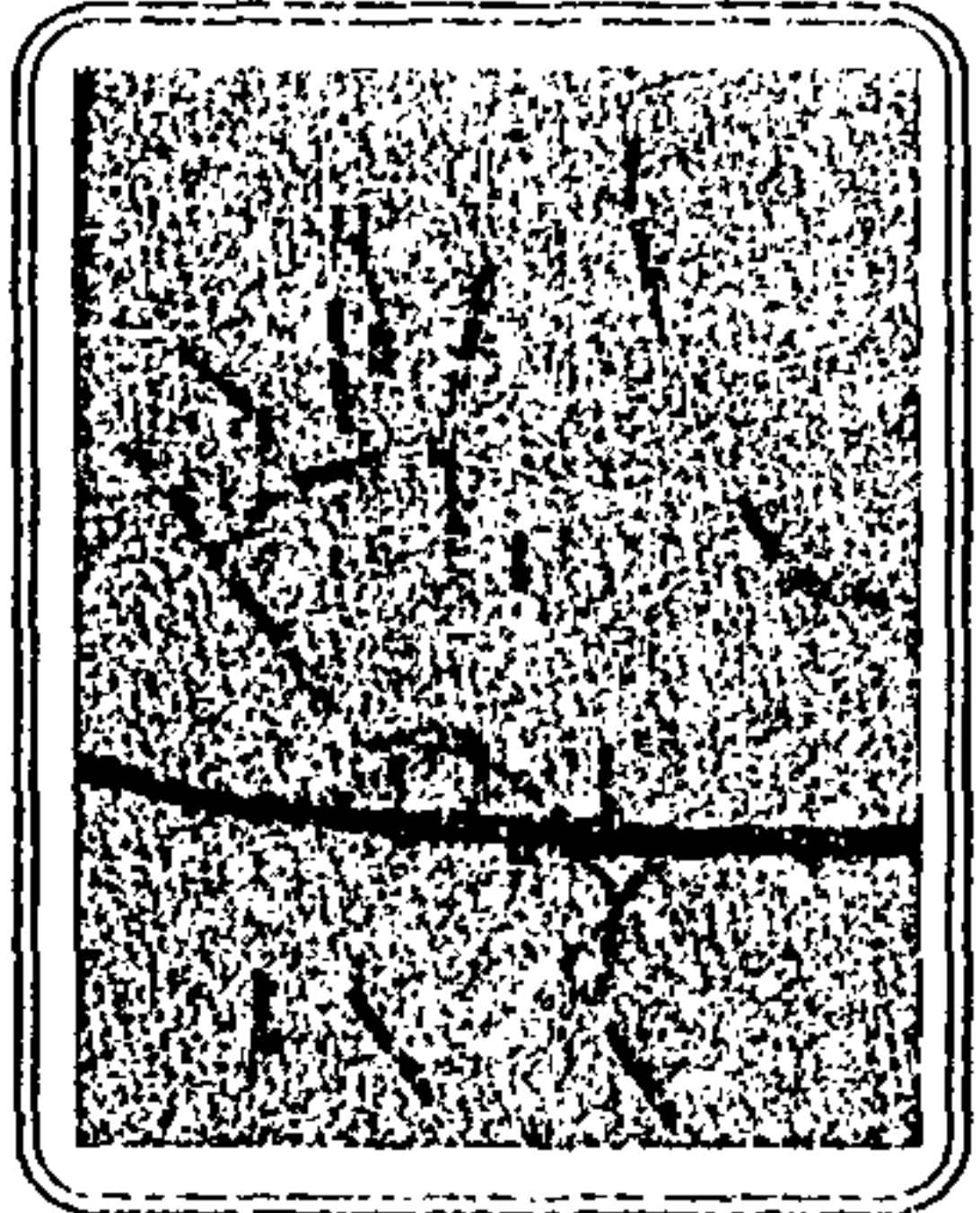


Revised
Exhibit B



MEASUREMENTS: 2 SPACES 7/8" JMT
TOTAL AREA: 5.52 ACRES
BUILDING AREA: 1.50 ACRES
PARKING AREA: 1.10 ACRES
TOTAL IMPROVED AREA: 2.60 ACRES

LOT 2
5.52 ACRES
MAP BOOK 17
PAGE 89



LEGEND

1	EXIST. ROAD	1	EXIST. ROAD
2	EXIST. ROAD	2	EXIST. ROAD
3	EXIST. ROAD	3	EXIST. ROAD
4	EXIST. ROAD	4	EXIST. ROAD
5	EXIST. ROAD	5	EXIST. ROAD
6	EXIST. ROAD	6	EXIST. ROAD
7	EXIST. ROAD	7	EXIST. ROAD
8	EXIST. ROAD	8	EXIST. ROAD
9	EXIST. ROAD	9	EXIST. ROAD
10	EXIST. ROAD	10	EXIST. ROAD

- SURVEY NOTES:**
- This is a SUBDIVISION SURVEY made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 06/25/04.
 - Boundaries are shown on Recorded Maps.
 - No underground utilities, underground encroachments or building foundations were observed or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
 - This survey was conducted for the purpose of an Asbuilt Survey only, and is not intended to determine ownership boundaries or building footprints, nor is it intended to determine the location of any building, structure or other improvement on the land surveyed.
 - This survey was conducted without reference to a title commitment.
 - There may be other encroachments, right-of-way, easements, or other improvements on the land surveyed, the location of which is not indicated on this survey.
 - Attention is directed to the fact that this survey may have been made by or for the benefit of the owner of the land surveyed, and it is not intended to be a warranty of title or a representation of the accuracy of the survey.
 - This survey is not valid unless printed with an embossed or original Surveyor's Seal.
 - Field notes upon which this map or plat is based have a closure precision of not less than one-foot in 5,000 feet (1:5,000), and no angular error that does not relate to the closure. The closure of the survey is 1/10000th of the perimeter of the survey.
 - By graphic plotting only, this property is a Zone 1C of the Flood Insurance Rate Map, Community No. 010191, 0040 B, which places on "hazard" areas of September 16, 1982 and is NOT in a Special Flood Hazard Area.

ASBUILT SURVEY

PROFESSIONAL SURVEYOR
STATE OF ALABAMA
JAMES H. HARRIS
No. 15731
Exp. 12/31/05
Alabama Registered No. 15731



SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504

TYPE OF SURVEY		CONDO PLAT	
CLIENT		STERLING OAKS, LLC 820 SHADY CREEK PARKWAY BIRMINGHAM, ALABAMA 35209	
APPROVED	DESIGNED	DRAWN	RECORDED
WHS	N/A	AAK	WMC
DATE	DATE	DATE	DATE
06/29/04	06/29/04	06/29/04	06/29/04

REVISIONS		DATE	BY
NO.	DESCRIPTION		