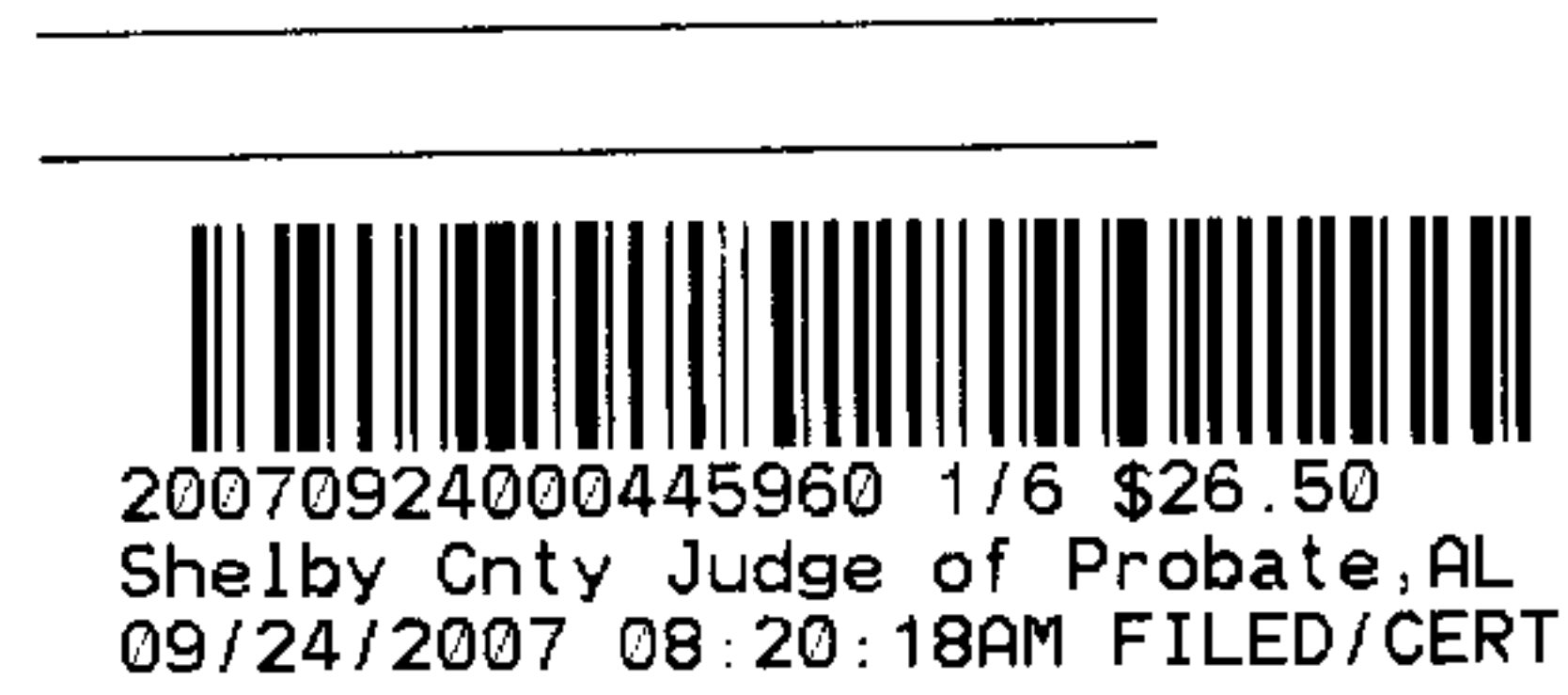


\$500 (MFR)

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

MAIL TAX NOTICE TO:



WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

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:

- 1. STERLING GATE WALKING PARK – Described in **EXHIBIT A**;
- 2. CEDAR GROVE WALKING TRAIL EAST OF VICTORIA STATION – Described in **EXHIBIT B**;
- 3. VARIOUS BUFFER AREAS – Described in **EXHIBIT C**;
- 4. CEDAR GROVE WALKING TRAIL AND DETENTION POND WEST OF VICTORIA STATION – Described in **EXHIBIT D**;
- 5. **Lot 215A** as recorded in the plat “CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 8, AND RESURVEY OF LOT 215, CEDAR GROVE AT STERLING GATE , SECTOR 2 PHASE 5” recorded in Map Book 33, page 32 at the Probate Office of Shelby County.

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 21st day of September, 2007.

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

BY: Mary F. Roensch
Mary F. Roensch, President

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 21st day of September 2007.

Salma H. Wade
Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20070924000445960 3/6 \$26.50
Shelby Cnty Judge of Probate, AL
09/24/2007 08:20:18AM FILED/CERT

EXHIBIT A

STERLING GATE WALKING PARK

A parcel of land situated in Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°12'43"W, a distance of 415.33'; thence S74°01'24"E, a distance of 296.78'; thence N61°42'41"E, a distance of 181.20'; thence N77°32'08"E, a distance of 233.31'; thence S25°22'38"E, a distance of 264.48'; thence S87°01'28"E, a distance of 344.85'; thence N67°15'34"E, a distance of 62.70'; thence N16°22'48"E, a distance of 197.39'; thence N66°20'44"E, a distance of 197.69'; thence N33°12'01"E, a distance of 109.00'; thence N09°04'47"E, a distance of 53.08'; thence N15°53'55"W, a distance of 122.44'; thence N50°25'49"W, a distance of 293.64'; thence S31°22'58"W, a distance of 54.97'; thence N63°04'06"W, a distance of 325.96'; thence S22°15'07"W, a distance of 287.23'; thence S33°14'56"E, a distance of 118.23'; thence S68°49'20"W, a distance of 240.96'; thence N34°11'02"W, a distance of 141.38'; thence N73°00'19"W, a distance of 154.72'; thence N59°51'05"W, a distance of 462.12'; thence S03°15'09"W, a distance of 167.30' to the POINT OF BEGINNING.

Containing 16.50 acres, more or less.



20070924000445960 4/6 \$26.50
Shelby Cnty Judge of Probate, AL
09/24/2007 08:20:18AM FILED/CERT

EXHIBIT B

CEDAR GROVE WALKING TRAIL EAST OF VICTORIA STATION

A parcel of land situated in Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the at the SE corner of the SW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama; thence N23°04'14"E, a distance of 1,144.18' to the POINT OF BEGINNING; thence N59°44'06"E, a distance of 120.00'; thence S30°15'54"E, a distance of 150.00'; thence S32°36'37"E, a distance of 87.00'; thence S41°40'32"E, a distance of 92.31'; thence S51°19'36"E, a distance of 91.07'; thence S60°59'34"E, a distance of 92.60'; thence S62°53'38"E, a distance of 176.57'; thence N88°36'38"E, a distance of 143.70'; thence S37°02'03"E, a distance of 145.52'; thence S18°26'37"W, a distance of 30.03'; thence N71°33'23"W, a distance of 337.63'; thence N67°08'12"W, a distance of 54.71'; thence N58°32'24"W, a distance of 71.94'; thence N62°40'06"W, a distance of 87.79'; thence N70°29'43"W, a distance of 88.29'; thence N78°19'13"W, a distance of 87.75'; thence N84°31'58"W, a distance of 95.04'; thence N01°50'41"E, a distance of 92.17' to a point of curve to the left having a radius of 325.00' and a central angle of 32°06'35", said curve subtended by a chord bearing N14°12'36"W and a chord distance of 179.76'; thence northerly along the arc a distance of 182.14'; thence N30°15'54"W, a distance of 7.10' to the POINT OF BEGINNING. Containing 2.43 acres, more or less.

EXHIBIT C


20070924000445960 5/6 \$26.50
Shelby Cnty Judge of Probate, AL
09/24/2007 08:20:18AM FILED/CERT

VARIOUS BUFFER AREAS

CEDAR GROVE SECTOR 1 PHASE 1

Common area Buffer # 2, common area buffer # 3, and 20' buffer # 1 of Cedar Grove at Sterling Gate Sector 1 Phase 1 as recorded in the Map Book 22 Page 92 in the Office of the Judge of Probate in Shelby County, Alabama.

CEDAR GROVE SECTOR 1 PHASE 2

Common area Buffer # 4 of Cedar Grove at Sterling Gate Sector 1 Phase 2 as recorded in the Map Book 24 Page 20 in the Office of the Judge of Probate in Shelby County, Alabama.

CEDAR GROVE SECTOR 2 PHASE 3

Common area 6 of Cedar Grove at Sterling Gate Sector 2 Phase 3 as recorded in the Map Book 26 Page 122 in the Office of the Judge of Probate in Shelby County, Alabama.

CEDAR GROVE SECTOR 2 PHASE 11

20' Buffer # 5 of Cedar Grove at Sterling Gate Sector 2 Phase 11 as recorded in the Map Book 37 Page 27 in the Office of the Judge of Probate in Shelby County, Alabama.

EXHIBIT D

20070924000445960 6/6 \$26.50
Shelby Cnty Judge of Probate, AL
09/24/2007 08:20:18AM FILED/CERT

CEDAR GROVE WALKING TRAIL WEST SIDE VICTORIA STATION

A parcel of land situated in Section 4 Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the at the SE corner of the SW 1/4 of the NE 1/4 of Section 4 Township 21 South, Range 3 West, Shelby County, Alabama; thence N02°34'36"W, a distance of 1,107.70' to the POINT OF BEGINNING; thence N85°16'47"W, a distance of 20.05'; thence S00°32'41"W, a distance of 20.05'; thence N85°16'47"W, a distance of 136.81'; thence S67°12'25"W, a distance of 367.99' to the easterly right-of-way of Shelby County Hwy 17; thence N12°01'30"W along said right-of-way, a distance of 224.20' to a point of curve to the right having a radius of 900.00' and a central angle of 07°25'21", said curve subtended by a chord bearing N08°18'50"W and a chord distance of 116.51'; thence northerly along the arc and along said right-of-way a distance of 116.59'; thence N85°22'51"E and leaving said right-of-way, a distance of 200.11'; thence N04°40'23"W, a distance of 149.89'; thence S85°22'36"W, a distance of 198.03' to the easterly right-of-way of said right-of-way; thence N04°18'28"W along said right-of-way, a distance of 29.89' to the point of curve to the right having a radius of 1,233.31' and a central angle of 19°59'00", said curve subtended by a chord bearing N05°41'02"E and a chord distance of 427.97'; thence northerly along the arc and along said right-of-way a distance of 430.15'; thence N15°40'32"E along said right-of-way, a distance of 115.38'; thence S74°35'01"E and leaving said right-of-way, a distance of 37.26'; thence S27°06'30"E, a distance of 118.43'; thence N65°08'50"E, a distance of 10.01'; thence S27°06'30"E, a distance of 107.85'; thence S28°35'13"E, a distance of 35.82'; thence S41°52'14"E, a distance of 91.24'; thence S60°58'09"E, a distance of 91.24'; thence S80°04'04"E, a distance of 91.24'; thence N80°50'01"E, a distance of 25.18'; thence S15°05'39"E, a distance of 76.07'; thence N85°55'12"E, a distance of 76.29'; thence S30°15'54"E, a distance of 390.00'; thence N59°44'06"E, a distance of 100.00'; thence S30°15'54"E, a distance of 311.93' to a point of curve to the right having a radius of 275.00' and a central angle of 04°11'52", said curve subtended by a chord bearing S28°09'58"E and a chord distance of 20.14'; thence southeasterly along the arc a distance of 20.15' to a point of compound curve to the right having a radius of 25.00' and a central angle of 101°32'13", said curve subtended by a chord bearing S24°42'05"W and a chord distance of 38.73'; thence southwesterly along the arc, a distance of 44.30'; thence S75°28'11"W, a distance of 44.95' to a point of curve to the right having a radius of 175.00' and a central angle of 21°19'17", said curve subtended by a chord bearing S86°07'50"W and a chord distance of 64.75'; thence westerly along the arc a distance of 65.12'; thence N83°12'32"W, a distance of 62.51'; thence N06°47'28"E, a distance of 97.00'; thence N62°07'15"W, a distance of 172.55'; thence S77°44'09"W, a distance of 143.93' to the POINT OF BEGINNING.

Containing 11.05 acres, more or less.

Undefined easements are reserved for existing sewer pump station, sewer lines and force mains for the City of Alabaster.

Shelby County, AL 09/24/2007
State of Alabama

Deed Tax: \$.50