

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

MAIL TAX NOTICE TO:
Randy W. Stromski
473 Ramsgate Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

\$500

That in consideration of One and no/100 Cents (\$1.00) to the undersigned GRANTOR, STERLING GATE HOMEOWNER’S ASSOCIATION, INC. (collectively herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RANDY W. STROMSKI AND KELLY J. STROMSKI
as JTROS

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

A Part of Common Area “A”, according to Resurvey of Lots 385 through 389 and Common Area, Cedar Grove at Sterling Gate, Sector 2, Phase 12B, as recorded in Map Book 40 Page 78 in Office of the Judge of Probate of Shelby County, Alabama; and being more particularly described as follows:

Begin at the Southwest corner of said Common Area “A”; thence SOUTH 89 deg 47 min 10 sec EAST a distance of 147.88 Feet to the Southeast corner of Common Area “A”; thence NORTH 00deg 14 min 24 sec EAST a distance of 28.00feet; thence NORTH 89 deg 47 min 10sec WEST a distance of 147.89 feet; thence SOUTH 00 deg 12 min 50 sec WEST a distance of 28.00 feet to the point of beginning to become a part of lot 390 of said subdivision; being situated in Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instruments 2008-0115000019540 and 2005-0524000253230 in 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 do for themselves, their successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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, STERLING GATE HOMEOWNER’S ASSOCIATION, INC., Mary F. Roensch, President, who is authorized to execute this conveyance hereto set her signature and seal, this 27th day of April, 2010.

BY: Mary F. Roensch
Mary F. Roensch, President, President
Sterling Gate Homeowner’s Association, Inc.

20100507000143660 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
05/07/2010 11:18:22 AM FILED/CERT

Shelby County, AL 05/07/2010
State of Alabama
Deed Tax : \$.50

STATE OF ALABAMA)


SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sterling Gate Homeowners's Association, Inc., an Alabama Corporation, 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 Sterling Gate Homeowner's Association, Inc., with full authority, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

Given under my hand and official seal this 27 day of April, 2010.

Maria Jane Gough
Notary Public

My Commission Expires 6-7-2010


20100507000143660 2/2 \$14.50
Shelby Cnty Judge of Probate, AL
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