

500
MAR

20100616000191020 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
06/16/2010 12:06:14 PM FILED/CERT

EASEMENT for SIGN & LANDSCAPING

State of Alabama Shelby County

A: GRANT : KNOW ALL MEN BY THESE PRESENTS

That Greenbriar, Ltd. by its Managing General Partner, Farris Management Co., Inc. as Grantor(s), (the "Grantor", and as owner of Lot 8, Sterling Gate Sector 2 Phase 2, recorded in Map Book 36 Page 86 Instrument # 20060215000075960) for and in consideration of the sum of One and No/100 (\$1.00), and other good and valuable considerations, to Grantee in hand paid by the Sterling Gate Homeowner's Association, Inc. (HOA)(the "Grantee", whether one or more) the receipt and sufficiency of which is hereby acknowledged does hereby grant to the Grantee, the easements, rights and privileges described and designated in Section B below:

B: RIGHTS The easements, rights, and privileges granted are as follows:

See Attachment A for location and legal description of easement:

1. **Sign** – the HOA is granted the right to have an identification sign for the subdivision in the easement.
2. **Planting** - The right to plant and maintain plants in the easement
3. **Irrigation** - The right to extend irrigation water lines to water plants in the easement.

C: OBLIGATIONS of GRANTEE -

1. **Maintenance** - Grantee, Sterling Gate Homeowner's Association, Inc, agrees to maintain the plants and sign in a reasonable manner so as to keep a neat and orderly appearance.

TO HAVE AND TO HOLD the foregoing easements, rights and privileges to the grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor(s) have set their seal this
17th day of May, 2010.

BY: Mary F. Roensch
Mary F. Roensch, President
Farris Management Co., Inc.
Managing General Partner of Greenbriar, Ltd



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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch as President of Farris Management Co., an Alabama Corporation, 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, on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2010.

Walter Jay Gault
Notary Public

My Commission Expires 6-7-2010

ATTACHMENT A

NOTE:
PROPERTY DIMENSIONS
MATCH RECORD PLAT, UNLESS
OTHERWISE NOTED.

PROJECT # 09-02009

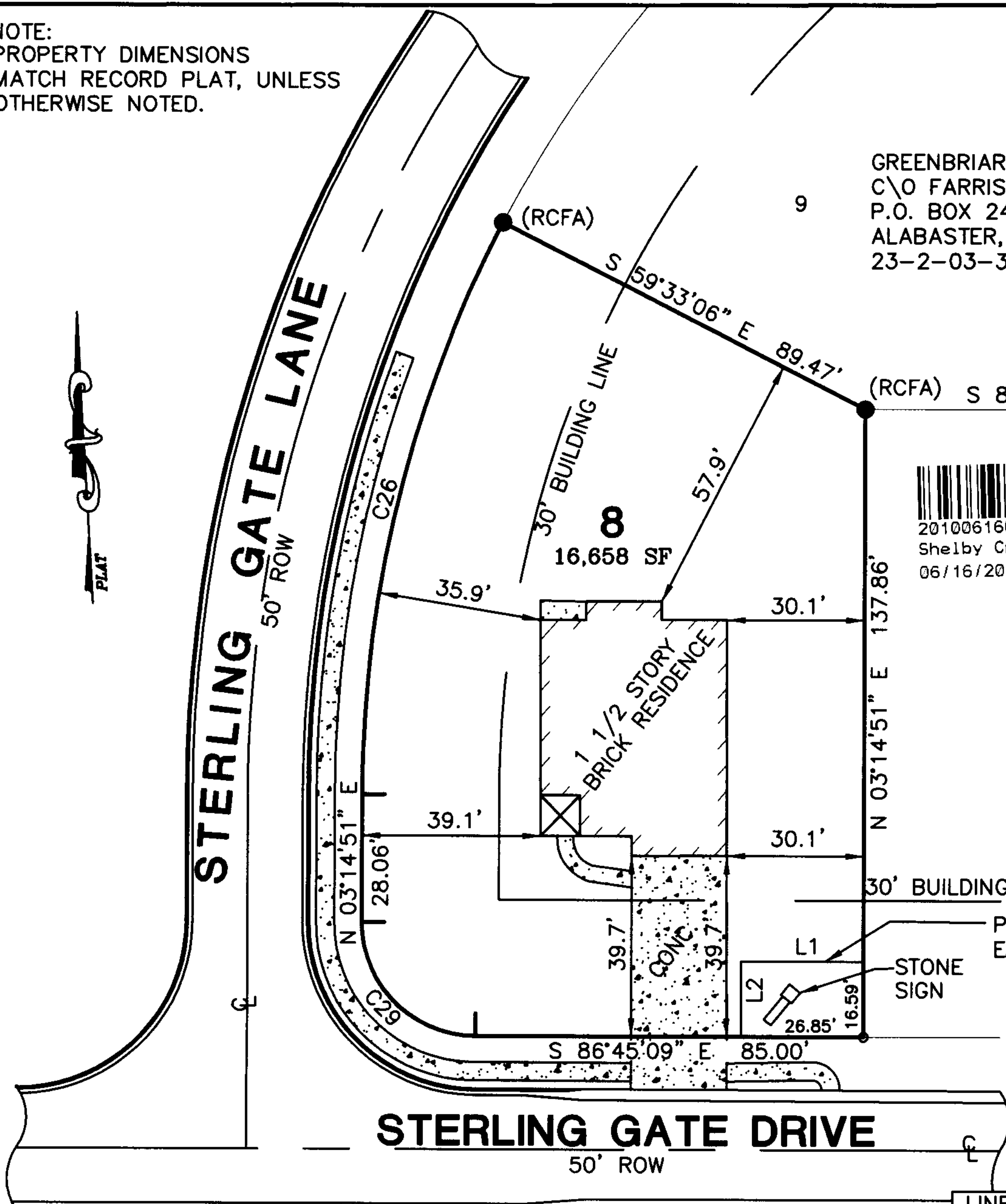
GREENBRIAR LTD
C/O FARRIS MANAGEMENT, INC.
P.O. BOX 247
ALABASTER, AL 35007
23-2-03-3-008-045.000



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7

STERLING GATE
SECTOR 2 PHASE 1
MB 26 PG 29



PROPERTY ADDRESS:
164 STERLING GATE DRIVE
ALABASTER, AL 35007

LINE	BEARING	DISTANCE
L1	S 86°45'09" E	26.85'
L2	N 03°14'51" E	16.59'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	130.55'	275.00'	27°12'03"	S 16°50'52" W	129.33'
C29	39.28'	25.00'	90°00'00"	S 41°45'09" E	35.36'

Lot Survey

STATE OF ALABAMA
SHELBY COUNTY



TO ALL INTERESTED PARTIES:
SCALE: 1" = 40'

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Lot 8, according to FINAL PLAT STERLING GATE SECTOR 2 PHASE 2, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 86.

Also, an Easement for Landscape Maintenance:

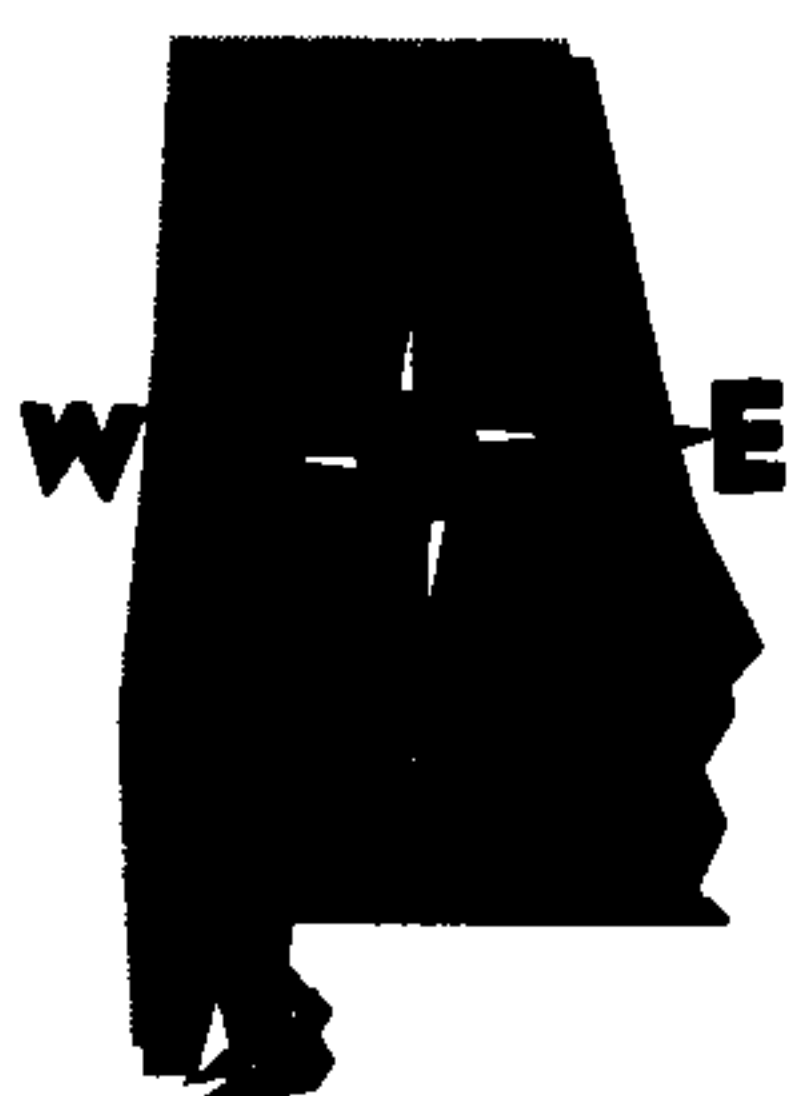
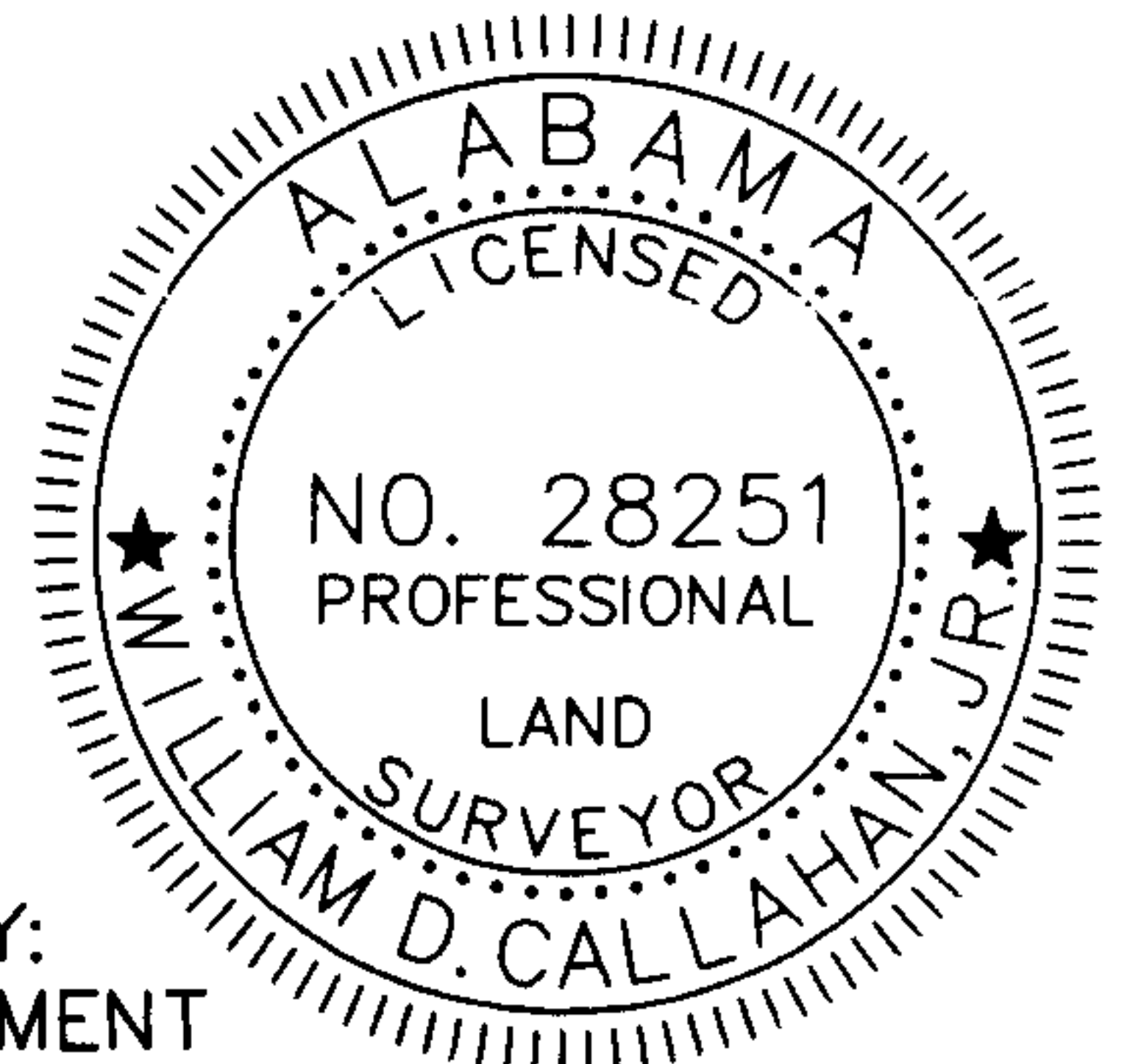
Begin at the Southeast corner of Lot 8, Final Plat Sterling Gate, Sector 2, Phase 2 as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 36, Page 86; thence run N 03°14'51" E, along the East line of said lot, a distance of 16.59'; thence run N 86°45'09" W, a distance of 26.85'; thence run S 03°14'51" W, a distance of 16.59'; thence run S 86°45'09" E, a distance of 26.85' to the Point of Beginning.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is NOT located in a special hazard area and is shown in Zone "X" on the Flood Insurance Rate Map for this area.

GIVEN UNDER MY HAND AND SEAL, this the 10th day of May, 2010.

William D. Callahan, Jr.
WILLIAM D. CALLAHAN, JR. ALABAMA REG. NO. 28251

ORDERED BY:
FARRIS MANAGEMENT
Field Survey: 05-10-10



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

157 DOGWOOD TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

OP - OVERHEAD POWER
▲ - CALCULATED POINT

U.T.S. - UNABLE TO SET
(R) - RECORDED ANGLES AND/OR DISTANCES
(M) - MEASURED ANGLES AND/OR DISTANCES

⚙ - LIGHT POLE
○ - CAPPED REBAR SET
● - CAPPED REBAR FOUND

- - - NOT TO SCALE
CONC. - CONCRETE
--*-- FENCE