

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

MAIL TAX NOTICE TO:  
Sterling Gate Homeowner's Assoc  
2700 Hwy 280  
Birmingham, AL 35223

## WARRANTY DEED

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY     )

That in consideration of One Dollar and no/100 Dollars (\$1.00) to the GRANTOR, FARRIS MANAGEMENT CO, INC. AS MANAGING GENERAL PARTNER OF GREENBRIAR, LTD., (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

### 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:

Parcel No. 23-2-10-2-001-003.000 as recorded in the records of Shelby County, Alabama, consisting of 7.3 acres of vacant land as described and mapped in Exhibit "A" attached hereto.

It is the intention for this property to become "Common Property" for the Homeowner's of the Sterling Gate Subdivision, all Sectors recorded in the past and in the future.

#### SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instruments 2008-0115000019540 and 2005-0524000253230 in the Probate Office of Shelby County, Alabama.

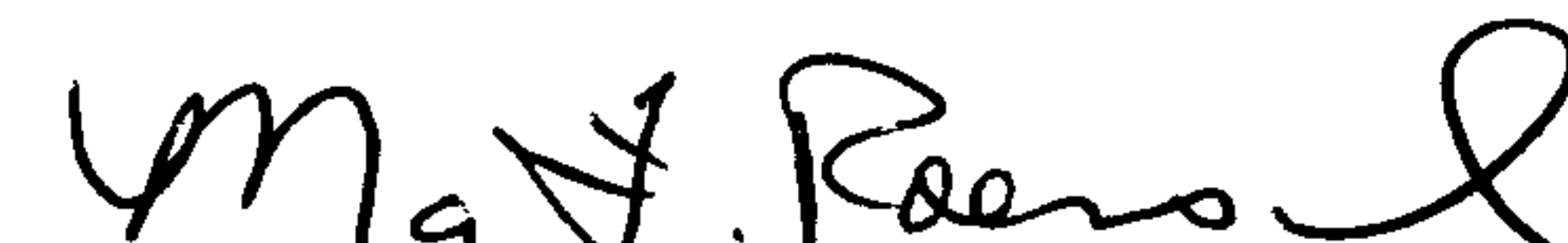
Mining and mineral rights if not owned by GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, it's successors and assigns, covenant with said GRANTEE, its 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.

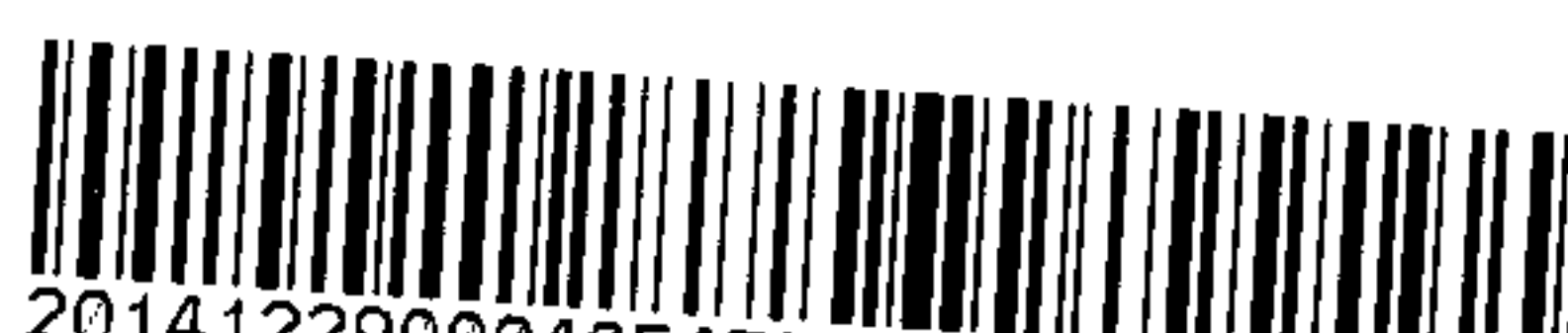
IN WITNESS WHEREOF, the said GRANTOR, Greenbriar, Ltd. by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President who is authorized to execute this conveyance hereto set their signatures and seals, this 29<sup>th</sup> day of December, 2014.

BY:



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

Shelby County, AL 12/29/2014  
State of Alabama  
Deed Tax: \$182.50

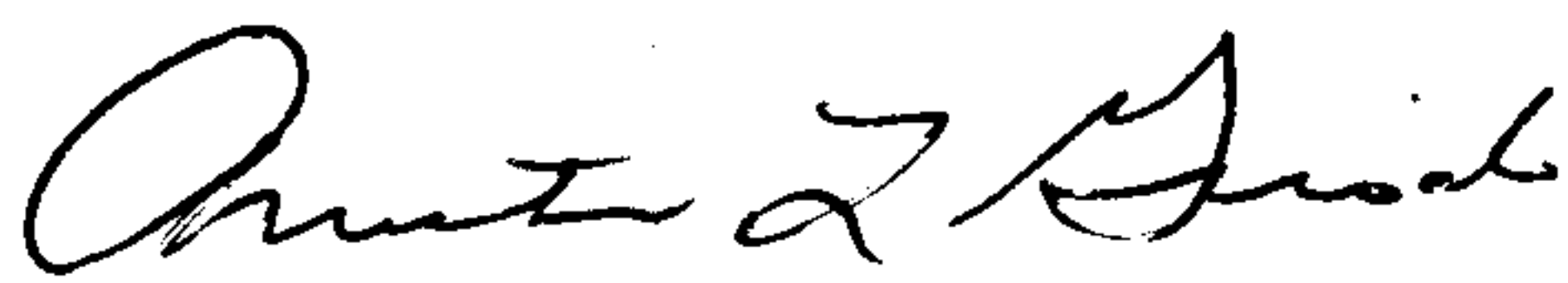
  
20141229000405470 1/5 \$208.50  
Shelby Cnty Judge of Probate, AL  
12/29/2014 11:42:10 AM FILED/CERT

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, who is signed to the foregoing conveyance, and who are 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 29<sup>th</sup> day of December, 2014.



Notary Public

My Commission Expires 10/20/18

  
20141229000405470 2/5 \$208.50  
Shelby Cnty Judge of Probate, AL  
12/29/2014 11:42:10 AM FILED/CERT



384.91

317.16

213.58

302.62

181.01

Alabaster

77.29

98.36

64.24

277.20

119.86

115.22





Date: 12-23-2014

Shelby County, AL Property Record Information

Page: 1

PIN#: 23 2 10 2 001 003.000	Assessment Year: 2015	T21S R03W Sec10
-----------------------------	-----------------------	-----------------

Owner Name	Owner Name
GREENBRIAR LTD	

Address	Address	City, State Zip
P O BOX 247		ALABASTER, AL 35007

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 0	Lot Dimension 2: 0	Acres: 7.3
Municipality: Alabaster		

Description
COM NE COR NE1/4 NW1/4 W239(S) WLY225(S) TO POB CONT SWLY635(S) NW302.62 SW360(S) SE317.16 SW62(S) ELY TO W ROW CO RD 264 N438(S) W TO POB

Remarks

Document Links
<a href="https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19930125000022351">https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19930125000022351</a>
<a href="https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19920804000158881">https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19920804000158881</a>
<a href="https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19920804000158901">https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=19920804000158901</a>

20141229000405470 475 \$208.50  
Shelby Cnty Judge of Probate, AL  
12/29/2014 11:42:10 AM FILED/CERT

Exhibit A  
Page 2 of 2

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Greenbriar LTD  
Mailing Address 40 FARRIS MGMT Co.  
PO Box 247  
ALABASTER, AL 35007

Grantee's Name STERLING Gate Homeowner's Assoc, INC  
Mailing Address 2700 Hwy 280  
BIRMINGHAM, AL 35223

Property Address PARCEL No.  
23-2-10-2-001-003.000

Date of Sale 12-29-14

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

182,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Assessor's Appraisal

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-29-14

Print MARY F. ROENSCH

☐ Unattested

Sign

Mary F. Roensch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141229000405470 5/5 \$208.50  
Shelby Cnty Judge of Probate, AL  
12/29/2014 11:42:10 AM FILED/CERT