


This instrument was prepared without benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, AL 35051

## WARRANTY DEED

  
20170613000209150 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/13/2017 03:24:45 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and no/100 Dollars (\$8,000.00) to the undersigned Grantor, Sterling Gate Homeowners Association, Inc., an Alabama non-profit corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Shelby County, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Tract 1 as described in attached Exhibit A

And as shown on the right of way map of Project No. R15-004 Alabaster High School Access to County Road 26 & 264, a copy of which is deposited in the Office of the Shelby County Highway Department as an aid to persons and entities interested therein, and as shown on the Property Plat attached hereto and made a part hereof.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out herein, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,

Mary F. Roensch, who is authorized to execute this conveyance has hereto set its signature and seal, this the 13<sup>th</sup> day of June, 2017.

ATTEST:

Sterling Gate Homeowners Association, Inc.

\_\_\_\_\_  
Secretary

by Mary F. Roensch  
Name: MARY F. ROENSCH  
As its: President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, whose name as President of Sterling Gate Homeowners Association, Inc., an Alabama non-profit corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13<sup>th</sup> day of June, 2017.



William R. Jentus  
Notary Public  
My commission expires: 9-11-19

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## EXHIBIT A

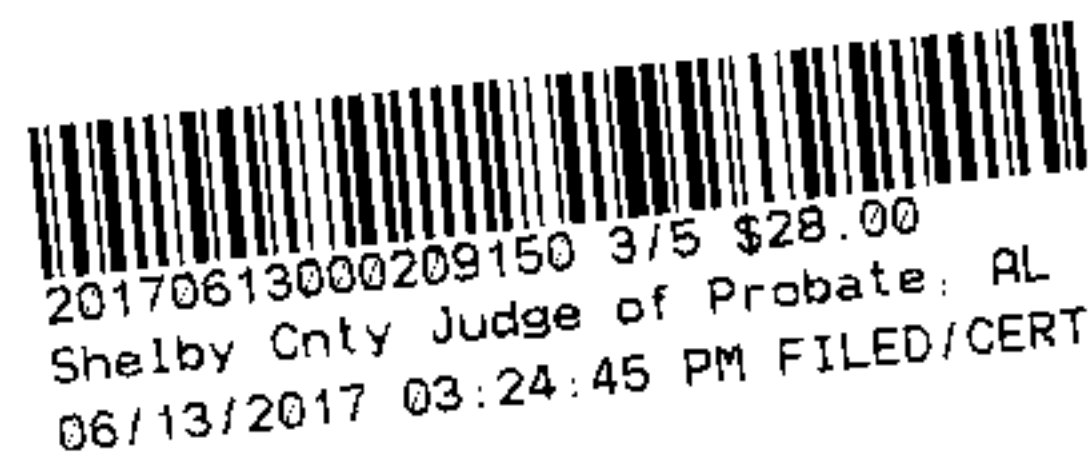
### Tract 1

#### Roadway Improvements for County Road 264

A tract of land located in Shelby County Alabama; located in the Parcel referenced as Parcel ID 23-2-10-2-001-003.000 in Shelby County Tax Records and also being in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 10 Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the South 1/2 of the Northwest 1/4 of the NE 1/4 of the above referenced Section; thence in a westerly direction a distance of 18.34 feet to a point in the western ROW of CR 264; thence an angle to the right of 90 deg. 00 min. 00 sec. a distance of 2.79 feet to an iron pin on the western ROW of CR 264, said iron also being the **Point of Beginning** of herein described tract; thence an internal angle to the left of 88 deg. 45 min. 13 sec. a distance of 46.28 feet to a point on the southern line of above referenced Parcel; thence leaving said southern line an internal angle to the left of 87 deg. 56 min. 35 sec. a distance of 273.88 feet to a point; thence an internal angle to the left of 174 deg. 51 min. 06 sec. a distance of 93.44 feet to a point; thence an internal angle to the left of 98 deg. 41 min. 03 sec. a distance of 16.03 feet to a point on the western ROW of CR 264; thence along said western ROW an internal angle to the left of 90 deg. 00 min. 00 sec. a distance of 178.45 feet to a point on said western ROW; thence continue along said western ROW an internal angle to the left of 179 deg. 46 min. 03 sec. a distance of 188.48 to the **Point of Beginning**.

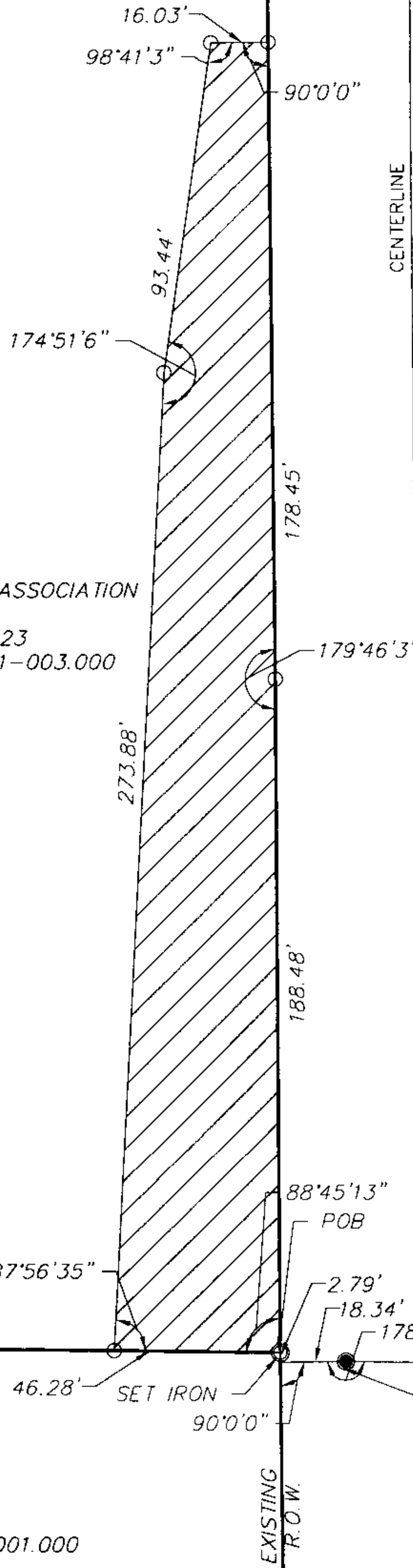
Above described tract contains 0.29 acres +/- (12,634 sq. ft.).



# EXHIBIT MAP

NE 1/4 - NE 1/4 - NW 1/4 OF SEC 10 T-21-S,  
R-3-W  
SHELBY COUNTY, ALABAMA

NOTE:  
THIS IS NOT A SURVEY. PARCEL  
DIMENSIONS WERE BASED OFF OF  
COUNTY TAX RECORDS, RECORDED  
DEEDS, AND LIMITED FIELD  
MEASUREMENTS ONLY.



STERLING GATE HOMEOWNERS ASSOCIATION  
2700 HWY 280  
BIRMINGHAM, AL 35223  
PARCEL ID: 23-2-10-2-001-003.000

EXHIBIT MAP  
NOT TO SCALE

HATCHED AREA IS PROPOSED  
CONSTRUCTION EASEMENT  
0.29 ACRES  
12,634 SQFT



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ALABASTER CITY BOE  
1953 MUNICIPAL WAY  
ALABASTER, AL 35007  
PARCEL ID: 23-2-10-2-001-001.000

CASE NUMBER: R15-004

TRACT NUMBER: 1

COUNTY: SHELBY

OWNER: STERLING GATE  
HOMEOWNERS ASSOC.

GMC PROJECT #: CBHM140133

PARCEL ACREAGE: 7.30 AC +/-  
CONSTRUCTION EASEMENT: 0.29 AC +/-



GOODWYN | MILLS | CAWOOD

2701 1st Ave South, Suite 100 | Birmingham, AL 35233  
Tel 205.879.4462 | GMCNETWORK.COM

DATE: 4/14/2017



# Real Estate Sales Validation Form

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

Grantor's Name Sterling Gate Homeowners Assoc Grantee's Name Shelby County, Alabama  
Mailing Address 2700 Hwy 280 Mailing Address PO Box 467  
Birmingham, AL 35223 Columbiana, AL 35051

Property Address Hwy 264 Date of Sale 6-13-17  
Alabaster, AL Total Purchase Price \$ 8,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☒ Closing Statement

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 6-13-17

Print MARY F. ROEUSCH, President

Unattested

Sign Mary F. Roensch

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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