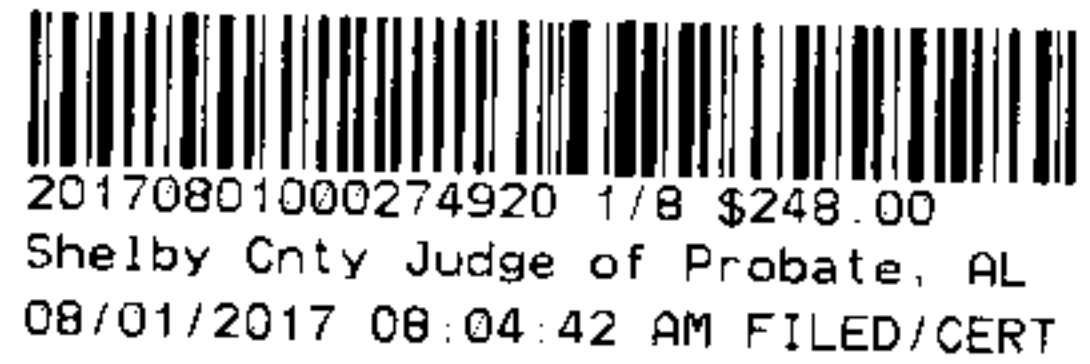


This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

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 GRANTORS, FARRIS MANAGEMENT CO, INC. AS MANAGING GENERAL PARTNER OF GREENBRIAR, LTD., AND MARY F. ROENSCH, JANET F. STANDRIDGE, AND JOANNE F. ENCK, AS INDIVIDUAL OWNERS (collectively herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do 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:

SEE EXHIBITS "A" and "B" attached. Parcels are transferred to become part of the Common Property of the Sterling Gate Subdivision as part of the drainage systems.

SUBJECT TO:
Easements and restrictions of record.
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 GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its 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.

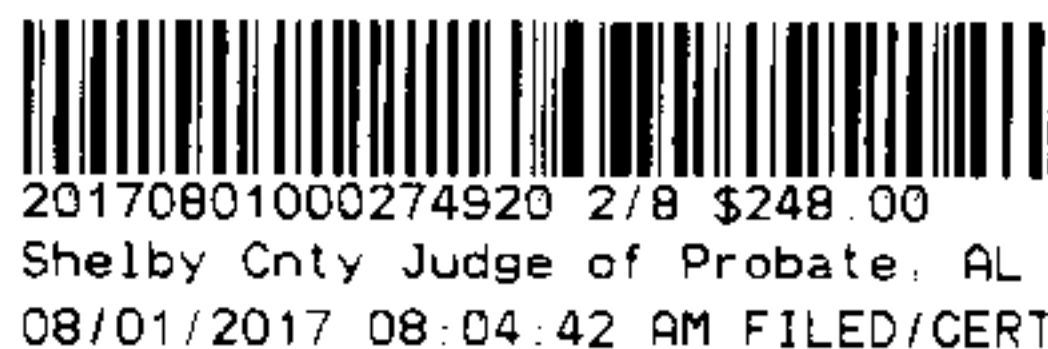
IN WITNESS WHEREOF, the said GRANTORS, Greenbriar, Ltd. by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, and Mary F. Roensch, Janet F. Standridge and Joanne F. Enck, as individual owners who are authorized to execute this conveyance hereto set their signatures and seals, this 31ST day of JULY, 2017.

Shelby County, AL 08/01/2017
State of Alabama
Deed Tax: \$209.00

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

BY: Janet F. Standridge
Janet F. Standridge
Individual Owner

BY: Joanne F. Enck
Joanne F. Enck
Individual Owner



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, and Individual Owner are 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 and as an Individual, 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 31st day of July, 2017.

[Signature]
Notary Public

My Commission Expires 10/20/18

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET F. STANDRIDGE, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily as an Individual Owner..

Given under my hand and official seal this 31st day of July, 2017.

[Signature]
Notary Public

My Commission Expires 10/20/18

STATE OF GEORGIA)

FULTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOANNE F. ENCK, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily as an Individual Owner

Given under my hand and official seal this 25th day of July, 2017.

[Signature]
Notary Public

JOHN DUANE NEAL

NOTARY PUBLIC GEORGIA

COUNTY OF DEKALB

MY COMM. EXPIRES OCT. 7, 2018

My Commission Expires 10/07/2018

EXHIBIT A

Five parcels of land situated in Section 33, Township 20 South, Range 3 West, and Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL A

Commence at the SE corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N51°24'26"W, a distance of 1,439.06' to the POINT OF BEGINNING; thence N67°28'03"W, a distance of 112.72'; thence N64°53'47"W a distance of 57.35'; thence S29°57'57"W, a distance of 4.85'; thence S13°17'40"E a distance of 68.63'; thence S01°24'05"E, a distance of 44.08'; thence S31°40'26"E, a distance of 109.79'; thence S33°29'35"E, a distance of 65.14'; thence S50°39'55"E, a distance of 97.44'; thence S77°24'57"E, a distance of 31.17'; thence S73°07'52"E, a distance of 75.76'; thence S53°30'08"E, a distance of 50.28'; thence S37°27'58"E, a distance of 55.31'; thence S47°20'53"E, a distance of 27.13'; thence S54°50'21"E, a distance of 33.03'; thence S50°25'43"E, a distance of 73.79'; thence S07°38'27"E, a distance of 45.56'; thence S34°09'14"E, a distance of 45.21'; thence S16°35'18"E, a distance of 126.90'; thence S09°01'37"W, a distance of 85.52'; thence S70°06'45"W, a distance of 80.77'; thence S84°20'45"W, a distance of 163.52'; thence N35°33'15"W, a distance of 364.46'; thence N67°30'57"W, a distance of 55.95'; thence N16°04'11"W, a distance of 120.80'; thence N28°42'44"W, a distance of 75.74'; thence N84°02'02"W, a distance of 9.52'; thence N00°14'47"E, a distance of 16.17'; thence N28°42'44"W, a distance of 41.24'; thence S84°02'02"E, a distance of 20.07'; thence N00°14'47"E, a distance of 37.18'; thence S77°30'11"W, a distance of 37.75'; thence N31°31'44"W, a distance of 62.40'; thence N16°22'45"W, a distance of 82.83'; thence N01°30'12"E, a distance of 49.72'; thence N21°28'53"W, a distance of 34.51' to the easterly right-of-way of Shelby County Hwy 17; thence N14°34'05"E, along said right-of-way, a distance of 168.19' to the intersection of said right-of-way and the southerly right-of-way of Shelby County Hwy 44; thence S61°23'31"E and leaving said hwy 17 and along said hwy 44 right-of-way, a distance of 190.35' to a point of curve to the left having a radius of 1,472.47' and a central angle of 05°28'17", said curve subtended by a chord bearing S64°07'40"E and chord distance of 140.56'; thence southeasterly along the arc of said curve and long said right-of-way a distance of 140.61'; thence S23°53'32"W, a distance of 31.90' to the POINT OF BEGINNING.

Containing 6.00 acres, more or less.

PARCEL B

Commence at the SE corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N55°14'23"W, a distance of 422.95' to the POINT OF BEGINNING; said point also being the beginning of a curve to the right, having a radius of 225.00' and a central angle of 02°17'36", said curve subtended by a chord bearing N80°55'09"E and a chord distance of 9.01'; thence easterly along the arc of said curve, a distance of 9.01'; thence N82°03'56"E, a distance of 52.02' to a point of curve to the left having a radius of 25.00' and a central angle of 96°22'46", said curve subtended by a chord bearing N33°52'33"E and a chord distance of 37.27'; thence northeasterly along



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the arc of said curve a distance of 42.05' to a point of compound curve having a radius of 475.00' and a central angle of 01°00'33", said curve subtended by a chord bearing N14°49'06"W and a chord distance of 8.37'; thence northerly along the arc of said curve, a distance of 8.37'; thence N15°19'22"W, a distance of 274.04'; thence N68°45'15"W, a distance of 192.73'; thence N47°21'50"W, a distance of 68.37'; thence N81°27'49"W, a distance of 75.21'; thence N33°53'26"W, a distance of 73.92'; thence N55°15'29"W, a distance of 33.31'; thence N06°38'38"E, a distance of 21.29'; thence N55°23'29"W, a distance of 42.35'; thence N00°16'29"W, a distance of 17.94' to the southerly right-of-way of Shelby County Hwy 44 to the point of curve of a non tangent curve to the right, having a central angle of 12°52'29" and a radius of 1,472.47, said curve subtended by a chord bearing N75°14'51"W and a chord distance of 330.18'; thence westerly along the arc of said curve and along said right-of-way a distance of 330.87'; thence S23°53'32"W and leaving said right-of-way, a distance of 32.22'; thence S67°28'03"E, a distance of 48.66'; thence S25°13'26"E, a distance of 51.12'; thence S65°53'19"E, a distance of 53.01'; thence S53°16'29"E, a distance of 22.69'; thence S89°15'16"E, a distance of 82.34'; thence S42°23'25"E, a distance of 70.63'; thence S30°46'49"E, a distance of 45.15'; thence S76°17'47"E, a distance of 34.31'; thence S57°19'17"E, a distance of 40.48'; thence S14°43'58"E, a distance of 57.88'; thence S85°56'39"E, a distance of 14.50'; thence S85°47'13"E, a distance of 31.39'; thence S84°38'24"E, a distance of 24.43'; thence S87°15'41"E, a distance of 14.25'; thence N88°33'11"E, a distance of 12.68'; thence S89°34'55"E, a distance of 45.29'; thence S85°44'52"E, a distance of 8.78'; thence S65°38'20"E, a distance of 7.87'; thence S23°47'49"E, a distance of 4.77'; thence S08°37'12"E, a distance of 11.03'; thence S11°09'58"E, a distance of 18.07'; thence S20°29'27"E, a distance of 6.73'; thence S17°54'53"E, a distance of 33.62'; thence S16°57'25"E, a distance of 42.71'; thence S20°24'53"E, a distance of 22.15'; thence S26°50'33"E, a distance of 48.76'; thence S27°04'47"E, a distance of 44.06'; thence S26°31'55"E, a distance of 32.32'; thence S24°38'20"E, a distance of 56.67'; thence S24°36'32"E, a distance of 29.10'; thence S24°04'10"E, a distance of 36.13'; thence S26°30'40"E, a distance of 10.99' to the point of curve of a non tangent curve to the right having a central angle of 14°02'32" and a radius of 225.00', said curve subtended by a chord bearing N72°45'04"E and a chord distance of 55.01'; thence easterly along the arc of said curve a distance of 55.14' to the POINT OF BEGINNING.

Containing 2.62 acres, more or less.

PARCEL C

Commence at the NE corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama; thence S00°12'09"W, a distance of 784.48'; thence N89°47'51"W, a distance of 70.59' to the POINT OF BEGINNING; thence N04°19'10"E, a distance of 78.33'; thence N06°37'25"W, a distance of 103.90'; thence N24°25'10"E, a distance of 82.65'; thence N54°29'06"W, a distance of 35.77'; thence N03°36'12"W, a distance of 89.64'; thence N13°10'03"W, a distance of 99.40'; thence N18°45'51"W, a distance of 75.18'; thence N20°43'30"W, a distance of 59.94'; thence N22°02'20"W, a distance of 134.91' to a point of curve to the right having a radius of 525.00' and a central angle of 14°06'16", said curve subtended by a chord bearing N14°59'12"W and a chord distance



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of 128.91'; thence northerly along the arc of said curve a distance of 129.24'; thence N07°56'04"W, a distance of 124.30' to a point of curve to the left having a radius of 25.00' and a central angle of 90°00'00", said curve subtended by a chord bearing N52°56'04"W and a chord distance of 35.36'; thence northwesterly along the arc of said curve a distance of 39.27'; thence S82°03'56"W, a distance of 54.81' to a point of curve to the left having a radius of 175.00' and a central angle of 16°20'07", said curve subtended by a chord bearing S73°53'53"W and a chord distance of 49.72'; thence westerly along the arc of said curve a distance of 49.89'; thence S65°43'49"W, a distance of 108.36'; thence S17°09'57"E, a distance of 63.55'; thence S17°34'59"E, a distance of 81.47'; thence S33°55'05"E, a distance of 96.17'; thence S04°28'30"E, a distance of 43.34'; thence S07°38'54"E, a distance of 164.18'; thence S50°54'18"E, a distance of 52.66'; thence S01°24'12"W, a distance of 16.70'; thence S25°50'12"W, a distance of 164.32'; thence S29°08'04"E, a distance of 169.64'; thence S35°47'00"E, a distance of 23.70'; thence S46°42'29"E, a distance of 130.96'; thence S30°15'54"E, a distance of 99.22'; thence N57°29'24"E, a distance of 85.36' to the POINT OF BEGINNING.

Containing 5.06 acres, more or less.

PARCEL D

Commence at the SE corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 73°25'39" W a distance of 564.82' to the Point of Beginning; thence N 20°02'50" W a distance of 114.18'; thence N 40°03'12" W a distance of 28.72'; thence N 51°01'36" W a distance of 68.29'; thence N 42°07'36" W a distance of 59.05'; thence N 31°57'58" W a distance of 92.32'; thence N 39°57'18" W a distance of 104.17'; thence N 21°05'05" W a distance of 38.45'; thence N 06°28'26" E a distance of 32.13'; thence N 45°21'11" E a distance of 39.81'; thence N 86°22'26" E a distance of 70.17'; thence S 14°43'58" E a distance of 36.31'; thence S 85°59'39" E a distance of 14.50'; thence S 85°47'13" E a distance of 31.39'; thence S 84°38'24" E a distance of 22.43'; thence S 87°15'41" E a distance of 14.25'; thence N 88°33'11" E a distance of 12.68'; thence S 89°34'55" E a distance of 45.29'; thence S 85°44'52" E a distance of 8.78'; thence S 65°38'20" E a distance of 7.87'; thence S 23°47'49" E a distance of 4.77'; thence S 08°37'12" E a distance of 11.03'; thence S 11°09'58" E a distance of 18.07'; thence S 20°29'27" E a distance of 6.73'; thence S 17°54'53" E a distance of 33.62'; thence S 16°57'25" E a distance of 42.71'; thence S 20°24'53" E a distance of 22.15'; thence S 26°50'33" E a distance of 48.76'; thence S 27°04'47" E a distance of 44.06'; thence S 26°31'55" E a distance of 32.32'; thence S 24°38'20" E a distance of 56.67'; thence S 24°36'32" E a distance of 29.10'; thence S 24°04'10" E a distance of 36.13'; thence S 26°30'40" E a distance of 11.99'; thence S 65°43'49" W a distance of 153.35' to the Point of Beginning.

Containing 2.1 acres, more or less.

PARCEL E



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Commence at the NE corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 00°12'09" W a distance of 352.70'; thence N 89°47'57" W a distance of 19.61' to a point on the southwesterly right of way line of Parliament Parkway, said point being the Point of Beginning; thence N 47°35'46" W along said right of way a distance of 61.10' to the point of curve to the right having a radius of 325.00', a central angle of 25°33'25", and subtended by a chord which bears N 34°49'03" W, a chord distance of 143.77', thence along said curve and said right of way an arc distance of 144.97'; thence S 20°43'28" E a distance of 59.94'; thence S 18°45'51" E a distance of 75.18'; thence S 13°10'03" E a distance of 99.40'; thence N 42°24'06" E a distance of 87.75' to the Point of Beginning

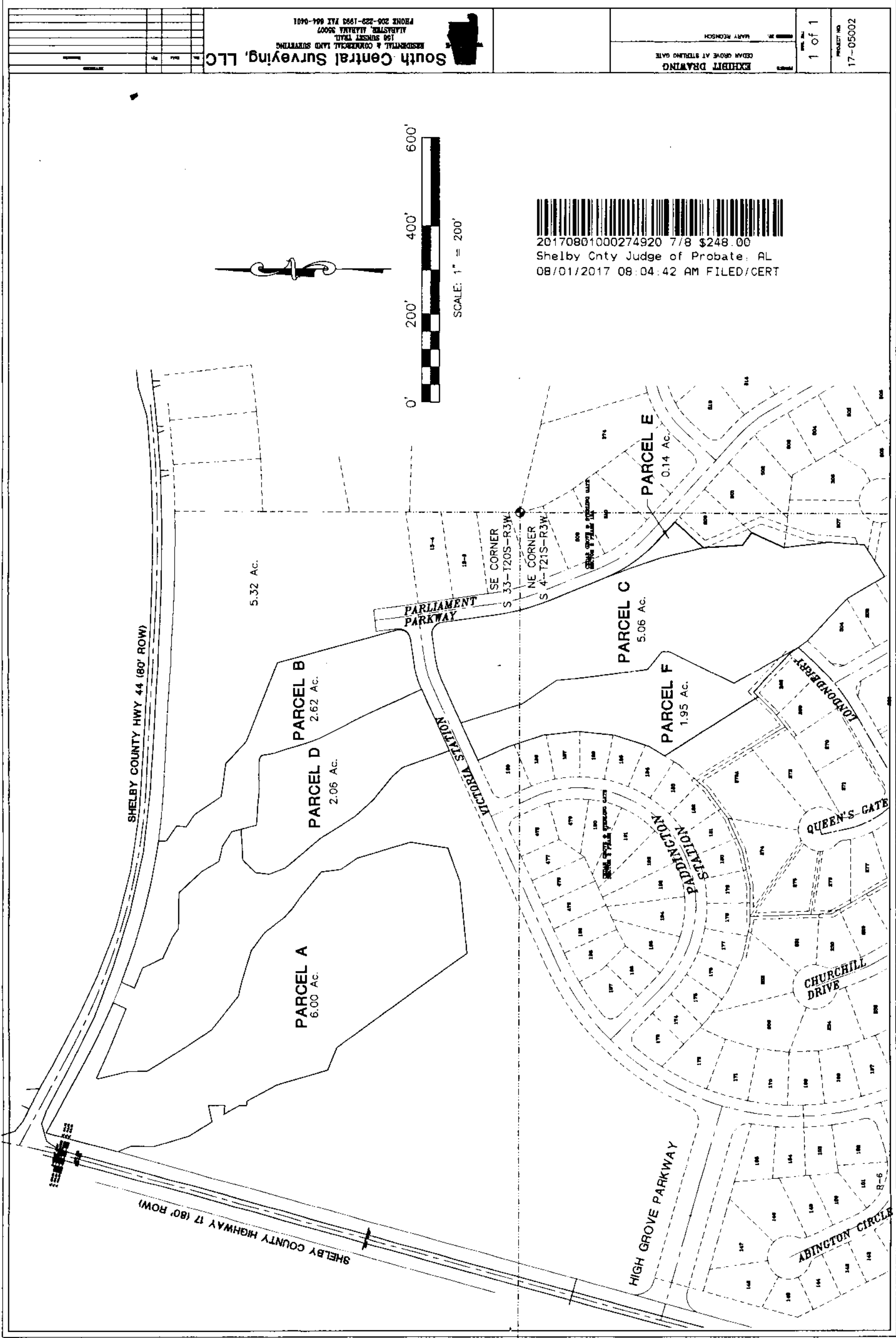
Containing 0.14 acres, more or less.

PARCEL F

Commence at the NE corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 00°12'09" W a distance of 636.45'; thence N 89°47'57" W a distance of 302.28' to the Point of Beginning; thence N 29°08'04" W a distance of 169.64'; thence N 25°50'12" E a distance of 164.32'; thence N 01°24'12" E a distance of 16.70'; thence N 50°54'18" W a distance of 52.66'; thence N 07°38'54" W a distance of 164.18'; thence N 04°28'30" W a distance of 43.34'; thence N 33°55'05" W a distance of 96.17'; thence N 17°34'59" W a distance of 81.47'; thence N 17°09'57" W a distance of 63.55'; thence S 65°43'48" W a distance of 93.44'; thence S 24°16'11" E a distance of 76.34'; thence S 18°13'02" E a distance of 82.41'; thence S 06°14'58" E a distance of 81.94'; thence S 05°45'51" W a distance of 82.26'; thence S 17°46'40" W a distance of 82.30'; thence S 31°53'47" W a distance of 41.43'; thence S 32°20'46" E a distance of 252.24'; thence N 43°17'31" E a distance of 14.42'; thence S 46°42'29" E a distance of 120.00'; thence S 35°47'34" E a distance of 27.22' to the Point of Beginning.

Containing 1.95 acres, more or less.


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Real Estate Sales Validation Form

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

Grantor's Name Greathouse, LTD
Mailing Address MARY E. Roensch, JANE F
STANDIDGE, DONNE F. ENCK
PO Box 247
ALABASTER, AL 35207

Grantee's Name STERLING GATE HOA
Mailing Address 2700 HWY 280 Ste 425
BIRMINGHAM, AL 35223

Property Address CORNER OF SHELBY
COUNTY HIGHWAYS 17 & 14

Date of Sale 7-31-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 208,670

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 TAX Records

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 8-1-17

Print MARY E. Roensch

Unattested

Sign Mary E. Roensch

d by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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