

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

MAIL TAX NOTICE TO:
Sterling Gate HOA
2700 Highway 280 Ste 425
Birmingham, Al 35223



20171108000405080 1/5 \$111.00
Shelby Cnty Judge of Probate, AL
11/08/2017 08:29:31 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of One Dollar and no/100 Cents (\$1.00) to the undersigned GRANTORS, MARY F. ROENSCH, JANET F. STANDRIDGE, AND JOANNE F. ENCK, AS TRUSTEES OF THE LUCILLE SCOTT FARRIS TRUST (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 Homeowner's Association, Inc.

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

SEE Attachment "A".

Said Land is transferred for the purpose of being part of the drainage system (detention pond) of the Sterling Gate Subdivision and as such should be treated as **Common Property** for tax purposes.

SUBJECT TO:

Easements and restrictions of record.

Mining and mineral rights if not owned by GRANTOR.

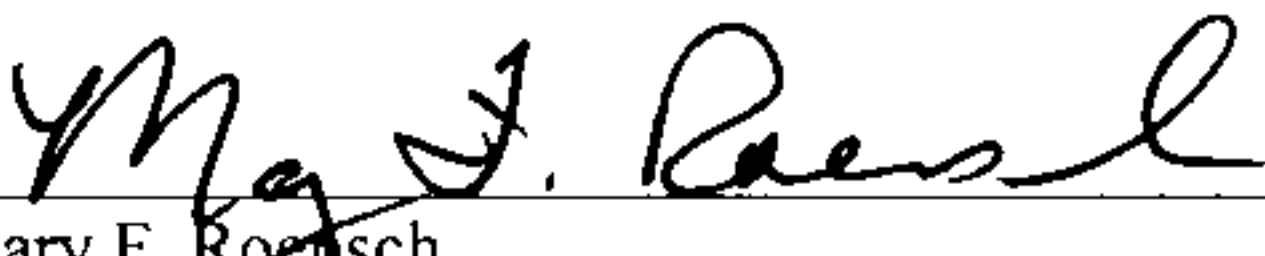
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, 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.

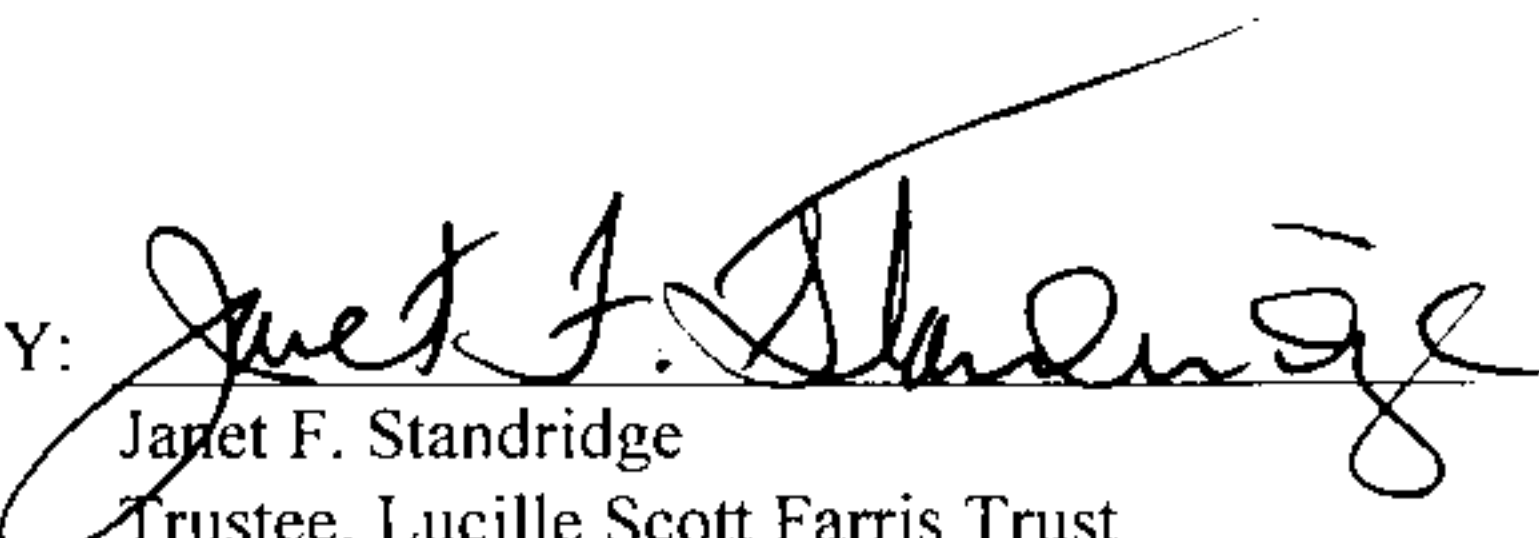
IN WITNESS WHEREOF, the said GRANTORS, and Mary F. Roensch, Janet F. Standridge and Joanne F. Enck, as trustees who are authorized to execute this conveyance hereto set their signatures and seals, this 7th day of November, 2017.

Shelby County, AL 11/08/2017
State of Alabama
Deed Tax: \$82.00

BY:

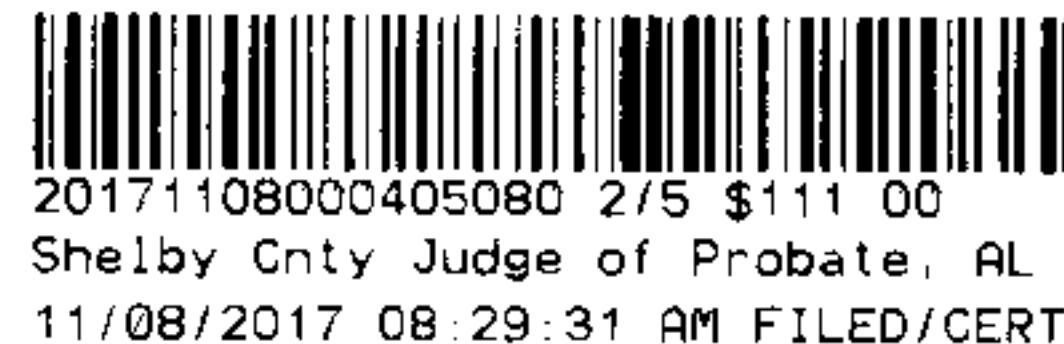

Mary F. Roensch
Trustee, Lucille Scott Farris Trust

BY:


Janet F. Standridge
Trustee, Lucille Scott Farris Trust

BY:

Joanne F. Enck
Joanne F. Enck
Trustee, Lucille Scott Farris Trust



STATE OF ALABAMA)

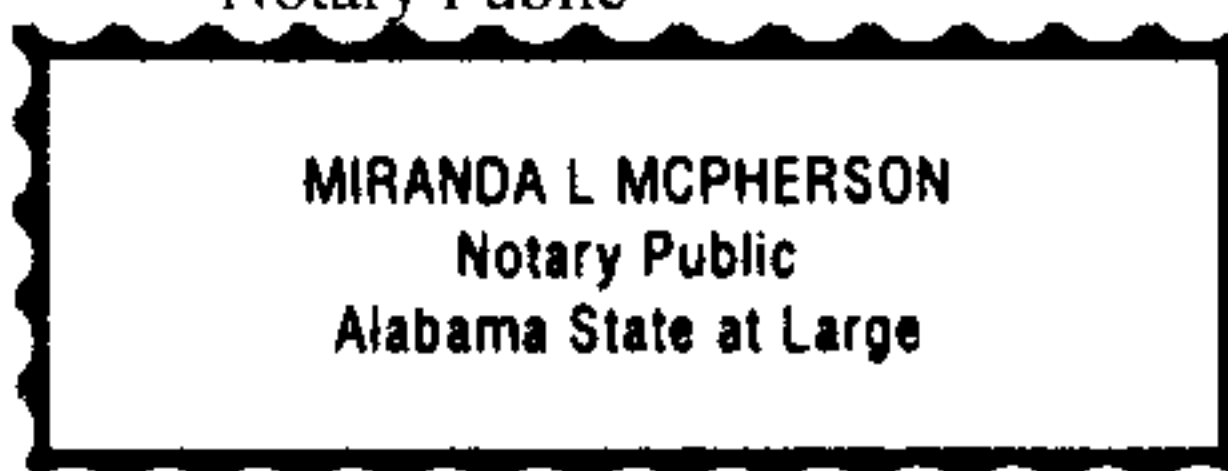
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. ROENSCH, 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 Trustee of the Lucille Scott Farris Trust.

Given under my hand and official seal this 7 day of November, 2017.

Miranda L McPherson
Notary Public

My Commission Expires 7/31/22



STATE OF ALABAMA)

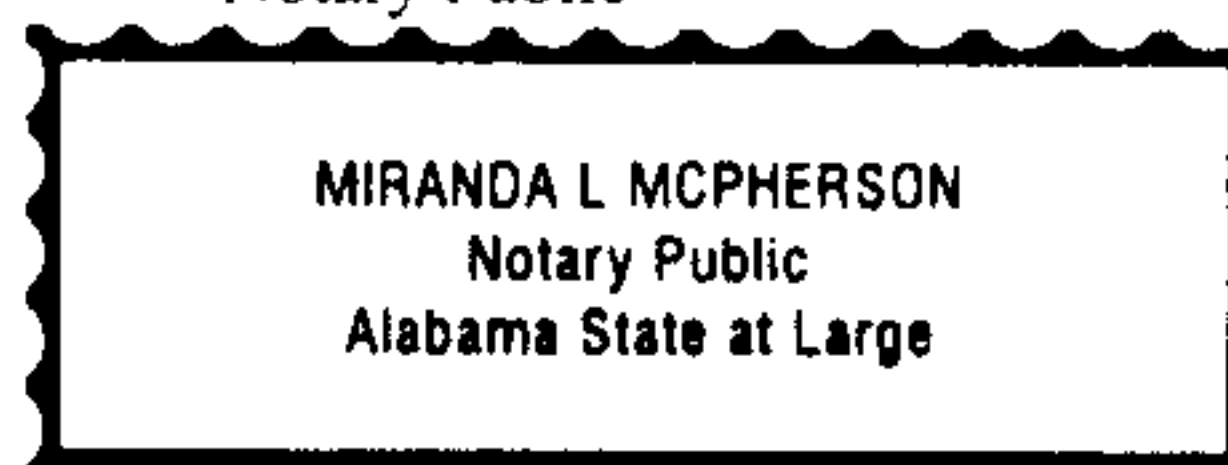
SHELBY COUNTY)

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 Trustee of the Lucille Scott Farris Trust.

Given under my hand and official seal this 7 day of November, 2017.

Miranda L McPherson
Notary Public

My Commission Expires 7/31/22



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 Trustee of the Lucille Scott Farris Trust.

Given under my hand and official seal this 3rd day of October, 2017.

John Duane Neal
Notary Public

My Commission Expires 10/07/2018

JOHN DUANE NEAL
NOTARY PUBLIC GEORGIA
COUNTY OF DEKALB
MY COMM. EXPIRES OCT. 7, 2018

EXHIBIT A

Begin at the Southerly most Corner of Lot 340 of Cedar Grove at Sterling Gate, Sector 2, Phase 8, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Mapbook 33, Page 32; thence N 33°19'57" E a distance of 190.01'; thence S 67°56'57" E a distance of 180.70'; thence S 55°11'21" E a distance of 95.68'; thence S 67°26'44" E a distance of 33.84'; thence N 51°30'29" E a distance of 24.11'; thence N 42°21'28" E a distance of 30.59'; thence N 48°05'54" E a distance of 32.26'; thence N 57°36'06" E a distance of 47.91'; thence N 42°56'15" E a distance of 53.52'; thence N 75°58'01" E a distance of 32.28'; thence N 66°18'49" E a distance of 39.04'; thence S 64°02'02" E a distance of 50.06'; thence S 00°34'49" W a distance of 38.62'; thence S 44°36'20" W a distance of 18.53'; thence S 22°33'16" W a distance of 77.75'; thence S 17°56'49" W a distance of 88.27'; thence S 21°59'03" W a distance of 67.19'; thence S 40°25'07" W a distance of 58.93'; thence S 08°38'36" E a distance of 63.85'; thence S 38°18'26" E a distance of 38.44'; thence S 19°28'03" W a distance of 34.42'; thence S 68°46'44" W a distance of 29.73'; thence S 51°48'19" W a distance of 66.12'; thence S 88°43'57" W a distance of 54.29'; thence S 60°25'52" W a distance of 44.21'; thence S 69°30'37" W a distance of 24.59'; thence N 06°08'09" E a distance of 24.36'; thence N 32°31'18" W a distance of 83.40'; thence N 04°35'20" W a distance of 54.21'; thence N 19°48'06" E a distance of 27.09'; thence N 55°15'16" W a distance of 352.32' to the Point of Beginning.

Containing 4.0 acres, more or less.

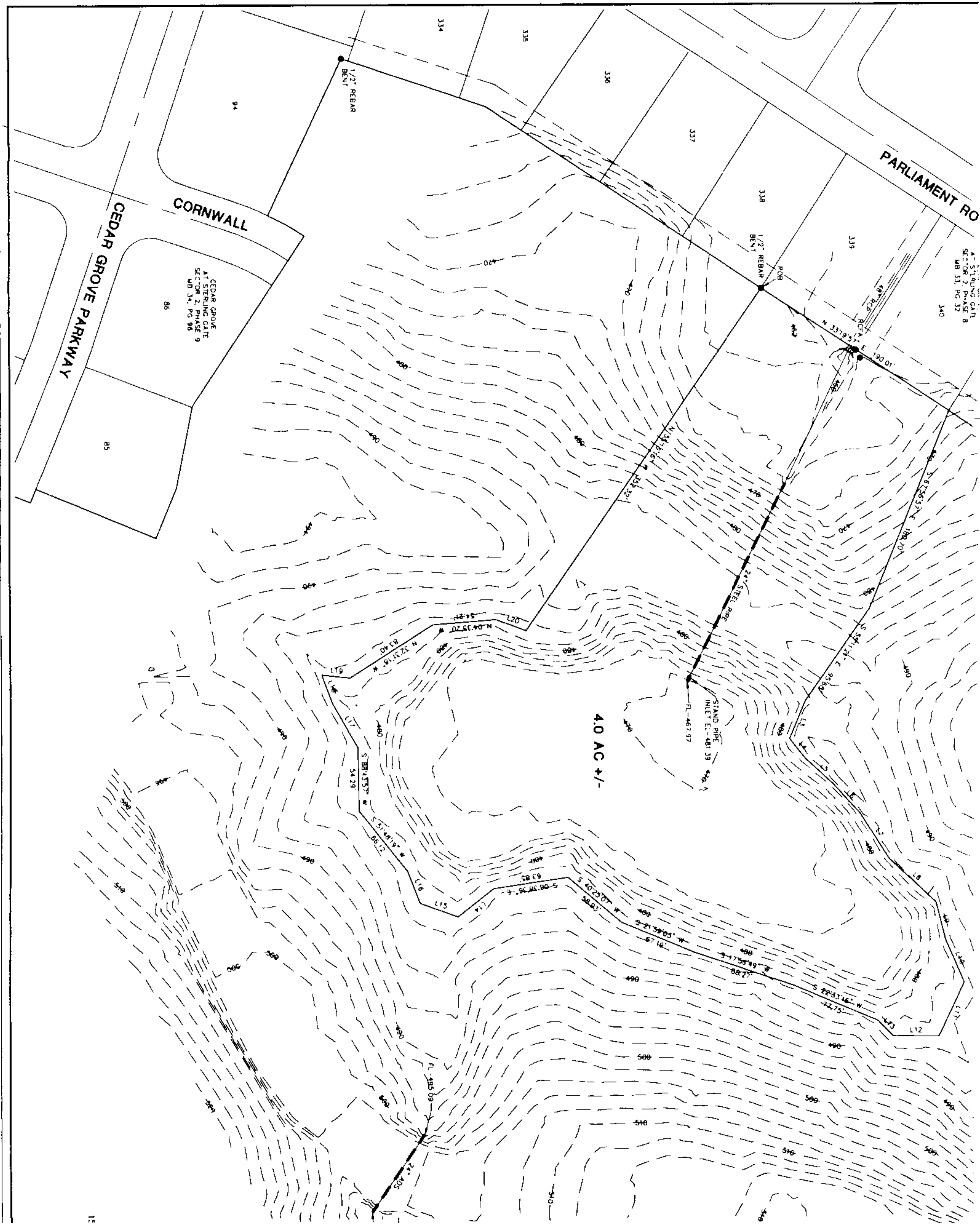


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EXHIBIT A page 2



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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 Lucille Scott FARRIS Grantee's Name Steering Gate HomeOwner's Assoc
 Mailing Address PO Box 247 TRUST Mailing Address 2700 Highway 280 Ste 425
ALABASTER, AL 35007 BIRMINGHAM, AL 35223

Property Address None Date of Sale 11-7-2017
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 82,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Deed Tax Assessor
☐ 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 11-8-17

Print MARY F. Roensch, Trustee

Unattested

(verified by)

Sign

Mary F. Roensch
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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