

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Sterling Gate Venture LLC
3453 Brook Mountain Lane
Mountain Brook, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED SIXTY ONE THOUSAND THREE HUNDRED TWENTY DOLLARS AND 39/100 (\$361,320.00)**, to the undersigned grantor, Greenbriar Limited (as to Parcel II), Mary F. Roensch, a married woman, Janet F. Standridge, a married woman and Joanne F. Enck, a married woman (as to Parcel I), the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Sterling Gate Ventures, LLC** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

See Attached Exhibit A for Legal Description

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way, and permits of record.


This property constitutes no part of the homestead of the Grantors herein or spouse, if any.


\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

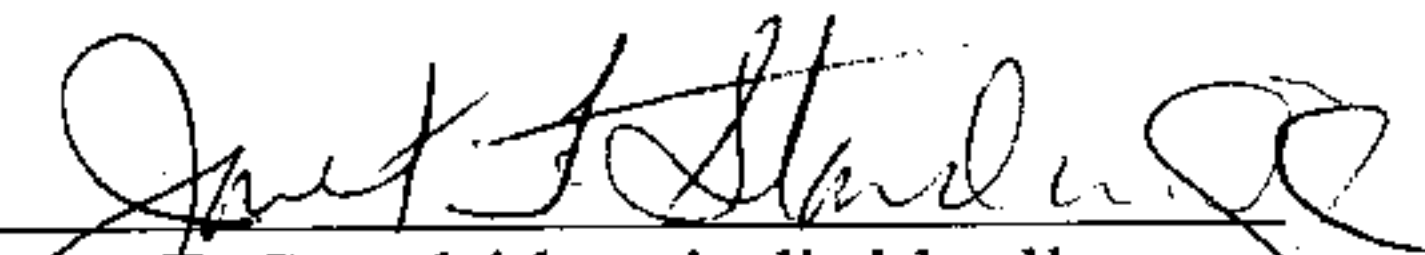
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.


IN WITNESS WHEREOF, we have hereunto set our hands and seal this 27th day of September, 2019.

Greenbriar, Ltd. an Alabama limited
Partnership
By: Farris Management Company, Inc.
Corporations, Its Managing General Partner


By: Mary F. Roensch, President


Mary F. Roensch, individually


Janet F. Standridge, individually


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Shelby County, AL 09/27/2019
State of Alabama
Deed Tax: \$361.50

Joanne F. Enck
Joanne F. Enck, individually

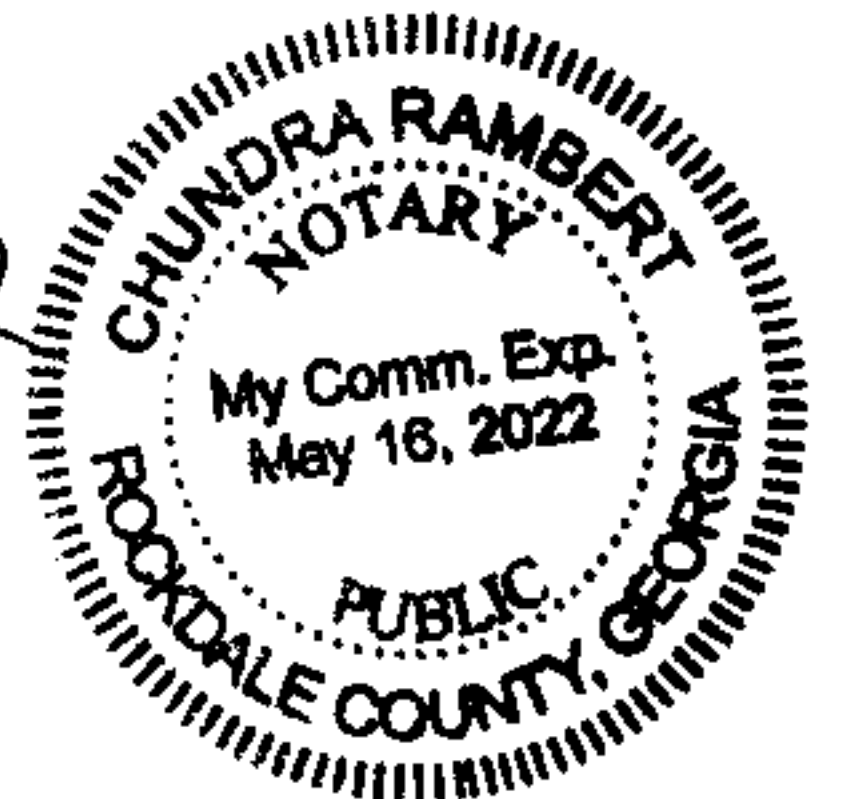
STATE OF GEORGIA
COUNTY OF ~~ROCKDALE~~ ~~FULTON~~ ROCKDALE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joanne F. Enck, individually as Owner of the aforementioned property, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21 day of Sept, 2019.

Chandra Rambert
Notary Public

My Commission Expires: 5/16/22

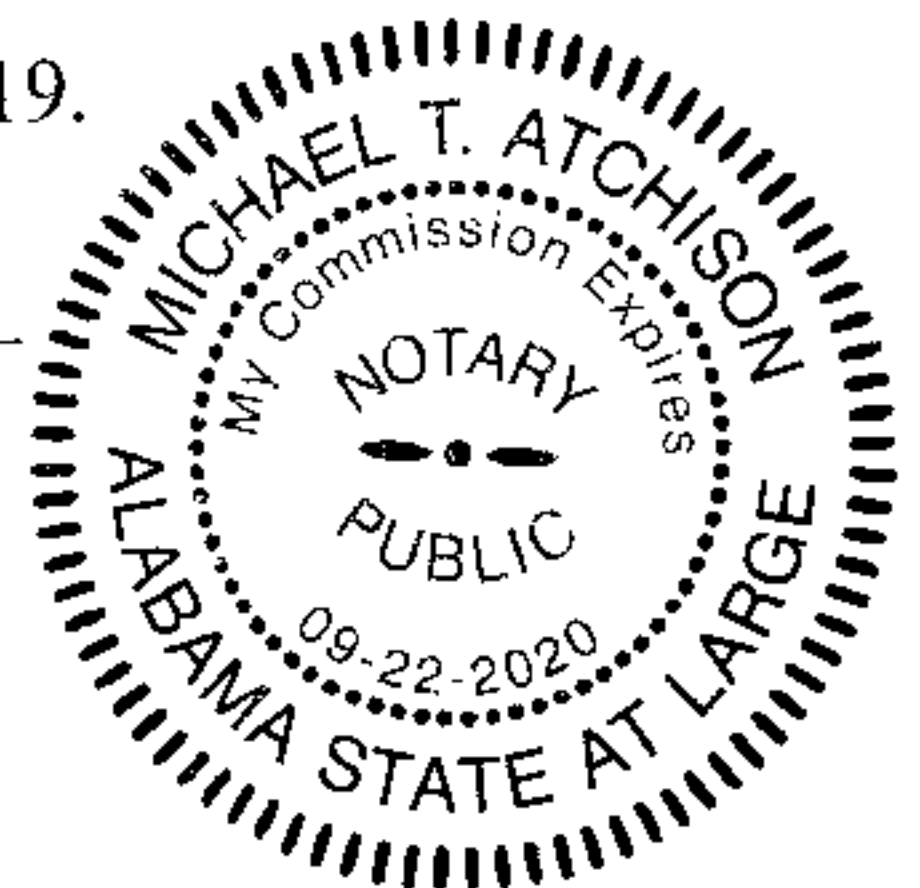


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, a President of Farris Management Company Inc., an Alabama corporation, the Managing General Partner of Greenbriar, Ltd., an Alabama limited partnership is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as aforesaid.

Given under my hand and official seal, this the 27th day of Sept, 2019.

Michael T. Atchison
Notary Public
My Commission Expires:



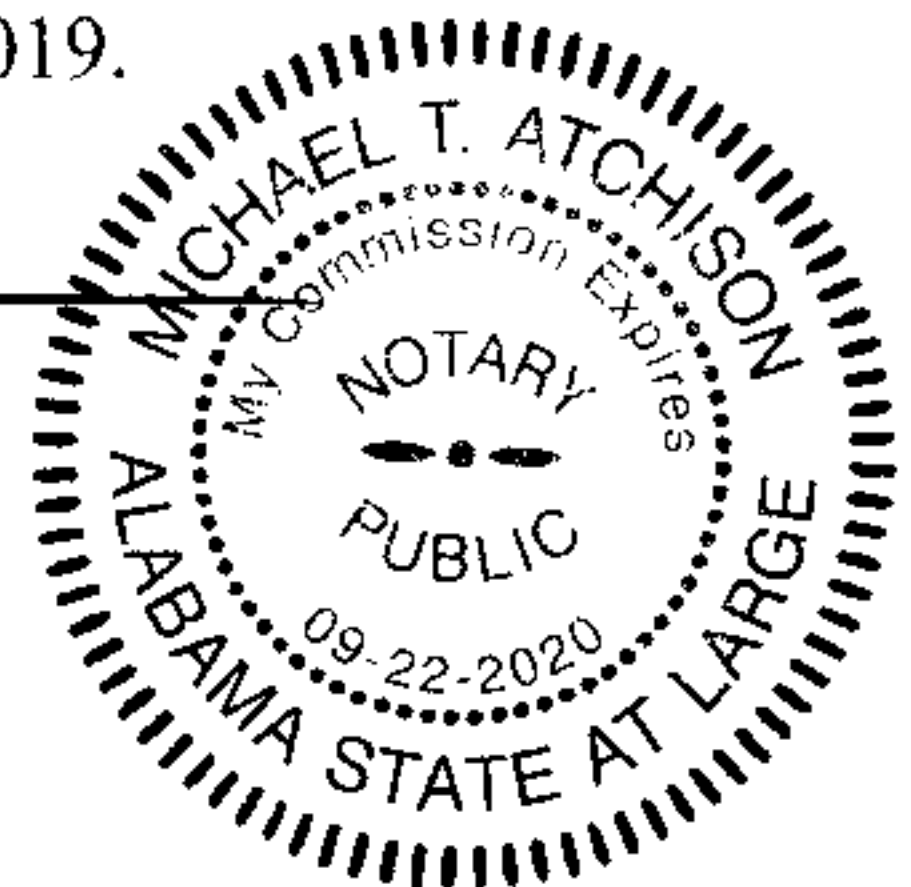
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, Janet F. Standridge, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of Sept, 2019.

Michael T. Atchison
Notary Public

My Commission Expires:




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EXHIBIT A – LEGAL DESCRIPTION

Parcel I


Commence at a 1" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 01' 55" West along the South boundary of said quarter-quarter section for a distance of 923.32 feet (set ½" rebar CA-0114-LS); thence proceed North 21° 40' 36" East along the Easterly boundary of Lot No. 46A and Lot No. 47A of A Resurvey of Lots No. 46, 47 and 48 of Cedar Grove at Sterling Gate, Sector 2, Phase 9 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 44 at Page 79 and along the East boundary of Lot No. 45 of the Cedar Grove at Sterling Gate Sector 2, Phase 9 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 34 at Page 96 for a distance of 216.87 feet to a ½" rebar in place (SCS); thence proceed North 21° 40' 36" East for a distance of 50.0 feet (set ½" rebar CA-0114-LS); thence proceed North 68° 19' 24" West for a distance of 13.19 feet (set ½" rebar CA-0114-LS); thence proceed North 22° 06' 43" East for a distance of 109.30 feet to a ½" rebar in place being the Northeast corner of Lot No. 85 of the Cedar Grove at Sterling Gate, Sector 2, Phase 9 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 34 at Page 96; thence proceed North 67° 53' 17" West along the North boundary of said Lot No. 85 for a distance of 45.60 feet to a ½" rebar in place; thence proceed North 78° 59' 51" West along the North boundary of said Lot No. 85 for a distance of 69.86 feet to a ½" rebar in place being the Northeast corner of Lot No. 86 of said subdivision; thence proceed North 57° 09' 20" West along the North boundary of said Lot No. 86 for a distance of 124.13 feet (set ½" rebar CA-0114-LS) to the Northwest corner of Lot No. 86 of said subdivision; thence proceed North 57° 09' 20" West for a distance of 50.00 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve right having a delta angle of 08° 10' 39" and a radius of 250.00 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 28° 08' 02" West, 35.65 feet to a ½" rebar in place (RCFarmer), being the Northeast corner of Lot No. 94 of the Cedar Grove at Sterling Gate, Sector 2, Phase 9 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 34 at Page 96; thence proceed North 65° 38' 12" West along the North boundary of said Lot No. 94 for a distance of 146.43 feet to a ½" rebar in place (RCFarmer); thence proceed North 17° 42' 41" East along the East boundary of Lots No. 334 and 335 of the Cedar Grove at Sterling Gate Sector 2, Phase 8 and Resurvey of Lot 215 at Cedar Grove at Sterling Gate Sector 2 Phase 5 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 33 at Page 32 and the prolongation thereof for a distance of 129.89 feet to a ½" rebar in place (RCFarmer); thence proceed North 32° 43' 09" East along the East


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boundary of Lot No. 335 and 336 of said subdivision for a distance of 116.64 feet to a ½" rebar in place (RCFarmer) being the Northeast corner of Lot No. 335 of Cedar Grove at Sterling Gate, Sector 2 Phase 8 and Resurvey Lot 215 Cedar Grove at Sterling Gate Sector 2 Phase 5 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 33 at Page 32; thence proceed North 32° 43' 09" East along the East boundary of Lot No. 337 of said subdivision for a distance of 83.93 feet to a ½" rebar in place (RCFarmer) being the Northeast corner of Lot No. 337 of said subdivision; thence proceed North 32° 25' 23" East along the East boundary of Lot No. 338 of said subdivision for a distance of 80.31 feet to a ½" rebar in place (RCFarmer) being the Northeast corner of Lot No. 338 of said subdivision; thence proceed South 55° 46' 51" East along the boundary of Sterling Gate Homeowner's Association, Inc., Exhibit A, said Instrument #20171108000405080 as recorded in the Office of the Judge of Probate of Shelby County, Alabama for a distance of 352.32 feet; thence proceed South 19° 16' 35" West along the boundary of said recorded instrument for a distance of 27.09 feet; thence proceed South 05° 06' 51" East along the boundary of said recorded instrument for a distance of 54.21 feet; thence proceed South 33° 02' 49" East along the boundary of said recorded instrument for a distance of 83.40 feet; thence proceed South 05° 36' 38" West along the boundary of said recorded instrument for a distance of 24.36 feet; thence proceed North 68° 59' 06" East along the boundary of said recorded instrument for a distance of 24.59 feet; thence proceed North 59° 54' 21" East along the boundary of said recorded instrument for a distance of 44.21 feet; thence proceed North 88° 12' 26" East along the boundary of said recorded instrument for a distance of 54.29 feet; thence proceed North 51° 16' 48" East along the boundary of said recorded instrument for a distance of 66.12 feet; thence proceed North 68° 15' 13" East along the boundary of said recorded instrument for a distance of 29.73 feet; thence proceed North 18° 56' 32" East along the boundary of said recorded instrument for a distance of 34.42 feet; thence proceed North 38° 49' 51" West along the boundary of said recorded instrument for a distance of 38.44 feet; thence proceed North 09° 10' 07" West along the boundary of said recorded instrument for a distance of 63.85 feet; thence proceed North 39° 53' 36" East along the boundary of said recorded instrument for a distance of 58.93 feet; thence proceed North 21° 27' 32" East along the boundary of said recorded instrument for a distance of 67.19 feet; thence proceed North 17° 25' 18" East along the boundary of said recorded instrument for a distance of 88.27 feet; thence proceed North 22° 01' 45" East along the boundary of said recorded instrument for a distance of 77.75 feet; thence proceed North 44° 04' 49" East along the boundary of said recorded instrument for a distance of 18.53 feet; thence proceed North 00° 03' 18" East along the boundary of said recorded instrument for a distance of 38.62 feet; thence proceed North 64° 33' 33" West along the boundary of said recorded instrument for a distance of 50.06 feet; thence proceed South 65° 47' 18" West along the boundary of said recorded instrument for a distance of 39.04 feet; thence proceed South 75° 26' 30" West along the boundary of said recorded instrument for a distance of 32.28 feet; thence proceed South 42° 24' 44" West along the boundary of


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said recorded instrument for a distance of 53.52 feet; thence proceed South 57° 04' 35" West along the boundary of said recorded instrument for a distance of 47.91 feet; thence proceed South 47° 34' 23" West along the boundary of said recorded instrument for a distance of 32.26 feet; thence proceed South 41° 49' 57" West along the boundary of said recorded instrument for a distance of 30.59 feet; thence proceed South 50° 58' 58" West along the boundary of said recorded instrument for a distance of 24.11 feet; thence proceed North 67° 58' 15" West along the boundary of said recorded instrument for a distance of 33.84 feet; thence proceed North 55° 42' 52" West along the boundary of said recorded instrument for a distance of 95.68 feet; thence proceed North 68° 29' 06" West along the boundary of said recorded instrument for a distance of 180.71 feet to a ½" rebar in place (RCFarmer), said point being the Southeast corner of Lot No. 341 of Cedar Grove at Sterling Gate, Sector 2 Phase 8 and Resurvey Lot 215 Cedar Grove at Sterling Gate Sector 2 Phase 5 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 33 at Page 32; thence proceed North 32° 43' 53" East along the East boundary of Lots No. 341 and 342 for a distance of 127.86 feet to a ½" rebar in place (RCFarmer); thence proceed North 10° 01' 38" East along the East boundary of Lot No. 342 for a distance of 78.33 feet to a ½" rebar in place (RCFarmer), being the Northeast corner of Lot No. 342; thence proceed North 10° 17' 25" East along the East boundary of Lot No. 343 for a distance of 90.18 feet to a ½" rebar in place (RCFarmer), being the Northeast corner of Lot No. 343; thence proceed North 10° 06' 39" East along the East boundary of Lot No. 426 of said subdivision for a distance of 81.06 feet to a ½" rebar in place (CA81) being the Northeast corner of Lot No. 426; thence proceed North 03° 06' 18" West for a distance of 54.93 feet to a ½" rebar in place; thence proceed North 20° 26' 12" East along the East boundary of Lot No. 344 of said subdivision for a distance of 134.35 feet to a ½" rebar in place (RCFarmer) being the Southwest corner of Lot No. 480 of Cedar Grove at Sterling Gate Sector 2 Phase 12 A as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 38 at Page 45; thence proceed South 79° 34' 03" East along the South boundary of Lots No. 480 and 435 of said subdivision for a distance of 198.14 feet to the Southeast corner of Lot No. 435 to a ½" rebar in place (RCFarmer); thence proceed South 79° 40' 34" East along the South boundary of Lot No. 434 of Cedar Grove at Sterling Gate Sector 2 Phase 12 B as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 29 at Page 92 for a distance of 80.41 feet to a ½" rebar in place (RCFarmer); thence proceed South 79° 40' 34" East along the South boundary of Lot No. 433 of said subdivision for a distance of 45.94 feet (set ½" rebar CA-0114-LS); thence proceed North 84° 49' 06" East along the South boundary of Lots No. 433, 432 and 431 of said subdivision for a distance of 230.84 feet (set ½" rebar CA-0114-LS); thence proceed South 05° 02' 47" East for a distance of 91.93 feet (set ½" rebar CA-0114-LS); thence proceed North 84° 54' 00" East for a distance of 50.00 feet to a ½" rebar in place (RCFarmer) being the Southwest corner of Lot No. 392 of said subdivision; thence proceed North 84° 53' 59" East along the South boundary of said


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Lot No. 392 for a distance of 133.90 feet to a ½" rebar in place being the Southwest corner of said Lot No. 392 of Cedar Grove at Sterling Gate Sector 2 Phase 12 B as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 29 at Page 92 and also being a point on the West boundary of Lot No. 22 of the Norwick Forest Subdivision, Second Sector a shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13 at Page 23; thence proceed South 00° 24' 31" East along the West boundary of Lots No. 22, 11, 10, 9, 8 and 7 of said Norwick Forest Subdivision, Second Sector for a distance of 654.11 feet to a crimp top pipe in place; thence proceed South 00° 20' 06" East along the West of Lot No. 6 for a distance of 115.14 feet to a crimp top pipe in place; thence proceed South 00° 26' 32" East along the West boundary of Lots No. 4 and 1 of said subdivision for a distance of 485.20 feet to a ½" rebar in place (Gilbert); thence proceed South 00° 23' 09" East for a distance of 59.98 feet to a 1/2" rebar in place (Weygand); thence proceed South 00° 51' 52" East along the West boundary of Lot No. 15 of said subdivision for a distance of 150.26 feet to the point of beginning.


The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northwest one-fourth of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama and contains 28.26 acres. According to my survey this the 12th day of November, 2018.

Parcel II

Commence at a 1" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 01' 55" West along the South boundary of said quarter-quarter section for a distance of 923.32 feet (set ½" rebar CA-0114-LS); thence proceed South 21° 40' 36" West along the East boundary of Lot No. 45 of the Cedar Grove at Sterling Gate Sector 2, Phase 9 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 34 at Page 96 for a distance of 84.61 feet (set ½" rebar CA-0114-LS); thence proceed South 88° 14' 29" East for a distance of 954.51 feet (set ½" rebar CA-0114-LS) to a point on the East boundary of the Northwest one-fourth of the Southwest one-fourth of said Section 3; thence proceed North 00° 14' 24" East along the East boundary of said quarter-quarter section for a distance of 92.32 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama and contains 1.85 acres.

According to my survey this the 6th day of December, 2018.


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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 Greenbriar, Ltd., an Alabama Limited Partnership
Mary F Roensch
Janet F. Standridge
Joanne F Enck

Mailing Address PO Box 247
ALABASTER, AL 35007

Property Address Alabaster, AL 35007

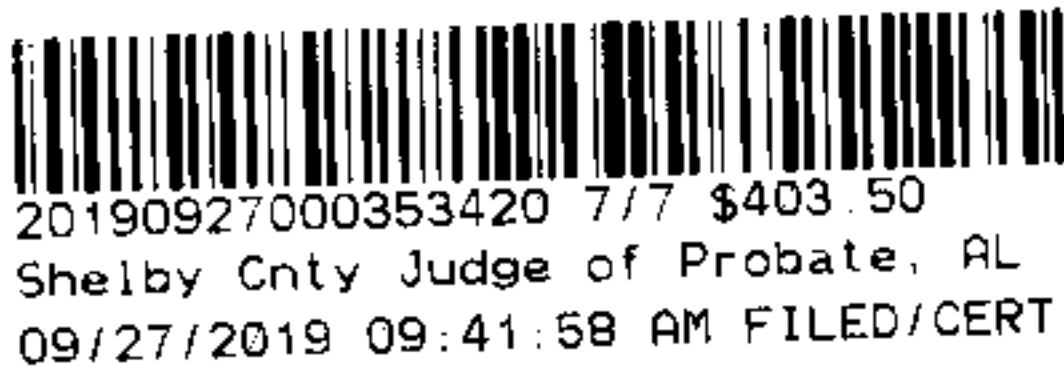
Grantee's Name Sterling Gate Ventures, LLC

Mailing Address 3453 Brook Mountain Ln
Mt. Brook AL 35223

Date of Sale September 27, 2019
Total Purchase Price \$361,320.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 September 27, 2019

Unattested

Print Greenbriar, Ltd., an Alabama Limited Partnership

Sign Mary F Roensch

Form RT-1