

Assignment of Developers Rights

Whereas, there exist Restrictive Covenants filed in Instrument No. 2005052400025323, Probate Office Shelby County, Alabama, which are entitled "Amended and Restated Declaration of Protective Covenants for Sterling Gate Subdivision and Cedar Grove at Sterling Gate".

Whereas, pursuant to section 2.02, 11.02 and 13.14 of the above described restrictions, additional properties may be added to the restrictive covenants.

Whereas, Greenbriar Limited, Mary F. Roensch, Janet F. Standridge and Joanne F. Enck anticipate sale of property described in Exhibit A and attached hereto to Sterling Gate Ventures LLC for a development entitled "The Enclave at Cedar Grove".


Whereas, it is in the best interest of Sterling Gate Ventures LLC for certain developers' rights which exist and are described in above referenced instrument to be assigned to Sterling Gate Ventures LLC prior to their acquisition of the property.

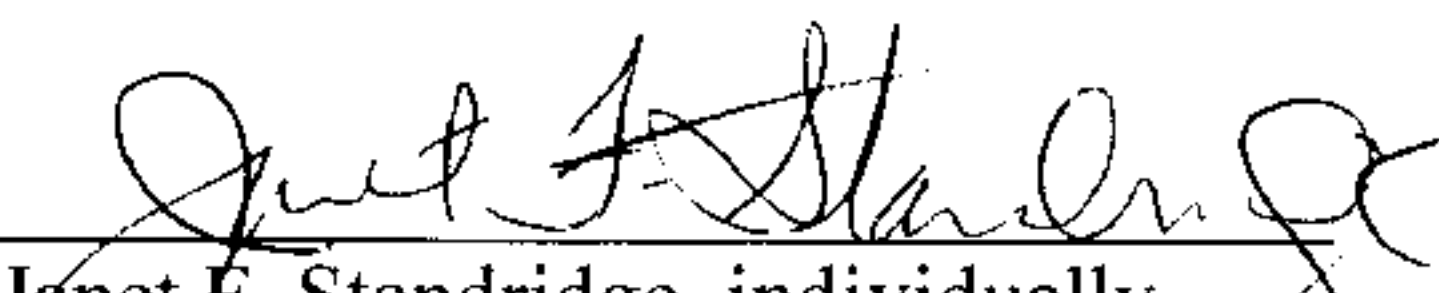
The above considered Greenbriar Limited, Mary F. Roensch, Janet F. Standridge and Joanne F. Enck and Farris Management Company, Inc. assign and convey any developers' rights which they possess as established in above restrictions to Sterling Gate Ventures LLC.


IN WITNESS WHEREOF, the above parties have caused this instrument to be duly executed as of this 27th day of Sept, 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


20190927000353430 1/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT

Joanne F. Enck
Joanne F. Enck, individually

STATE OF GEORGIA
COUNTY OF ~~ROCKDALE~~ FULTON

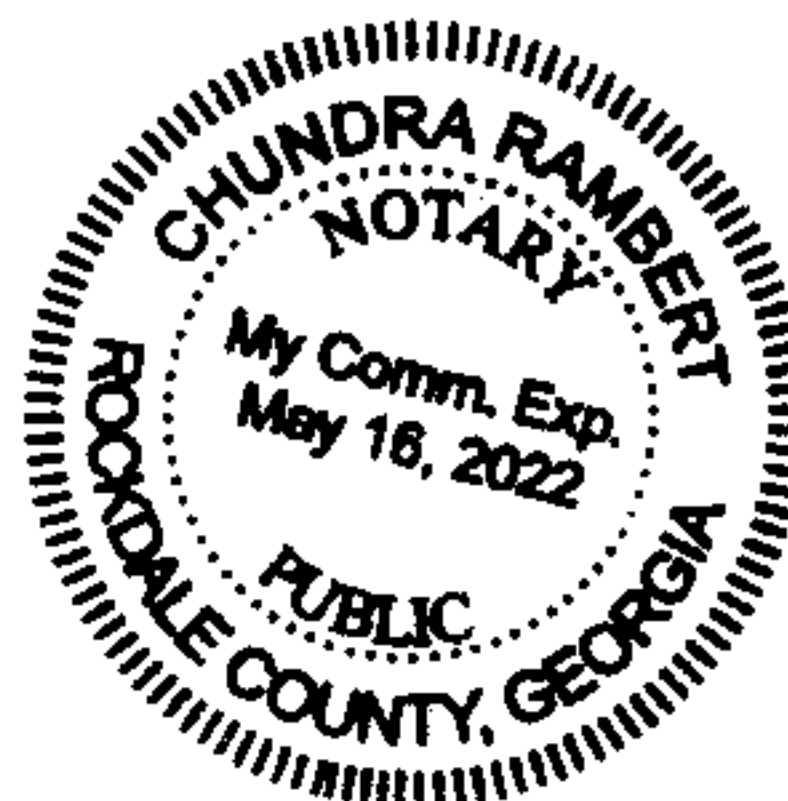
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joanne F. Enck, individually as Owner of the aforementioned property, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the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

Chundra Rambert
Notary Public

My Commission Expires: 5/16/22

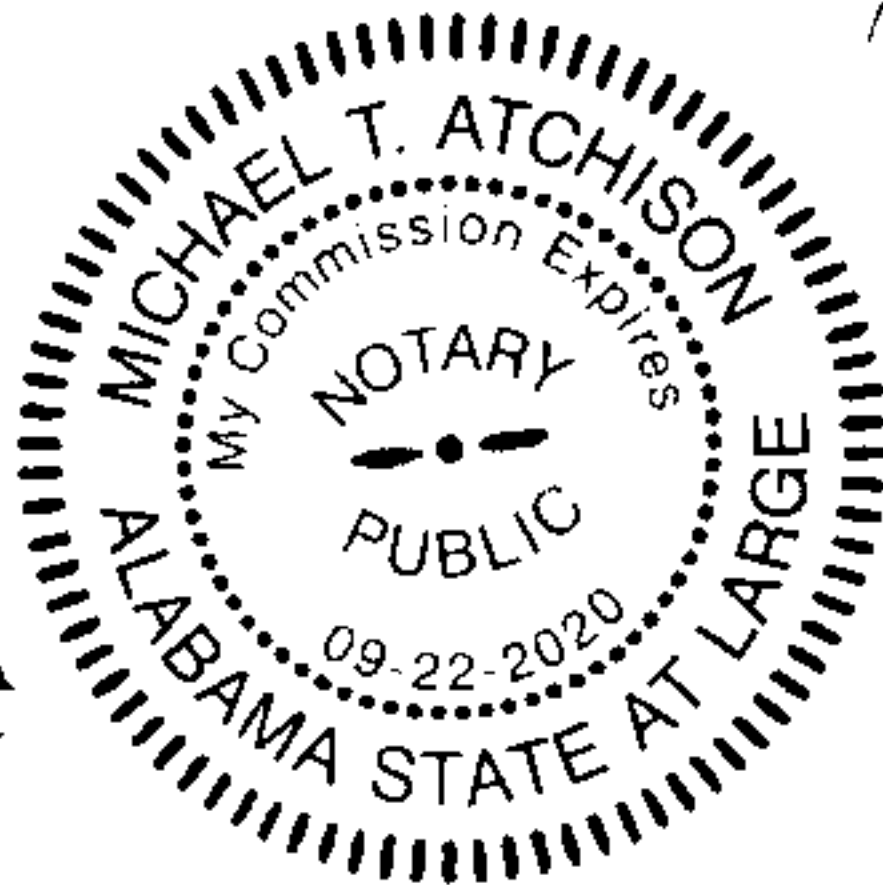
20190927000353430 2/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT

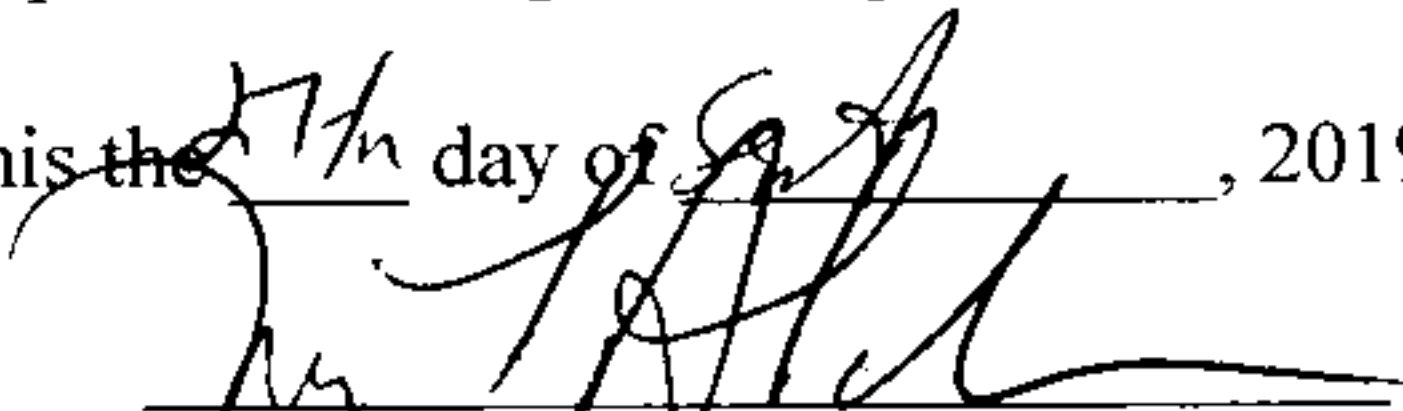


STATE OF ALABAMA
COUNTY OF SHELBY

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.

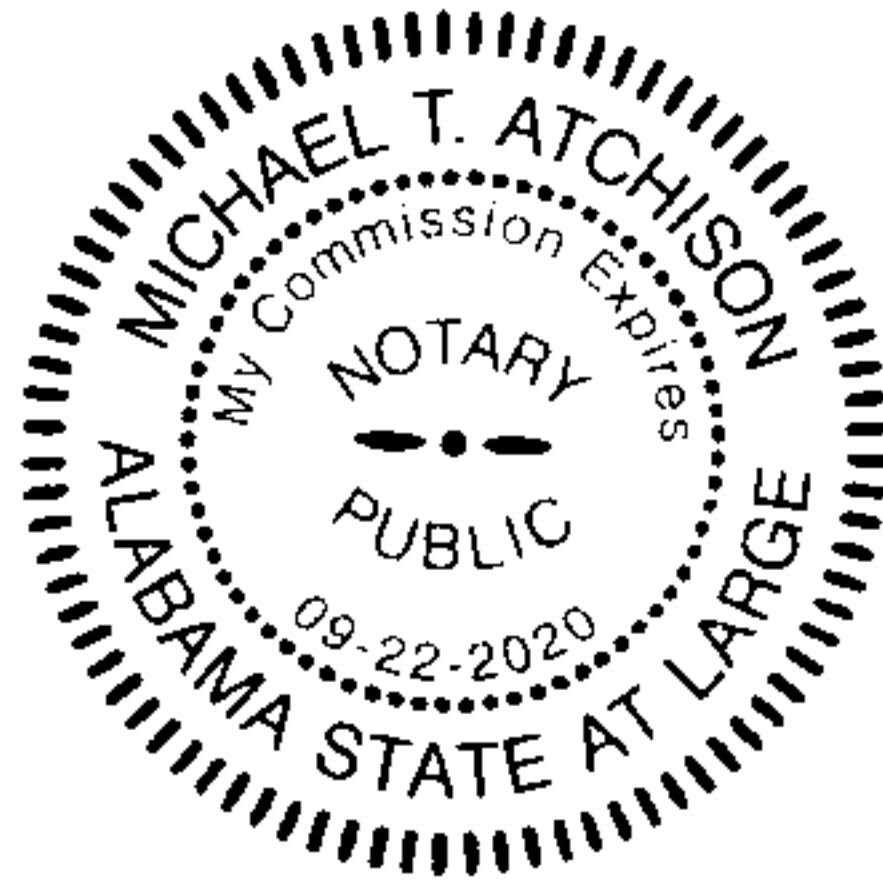


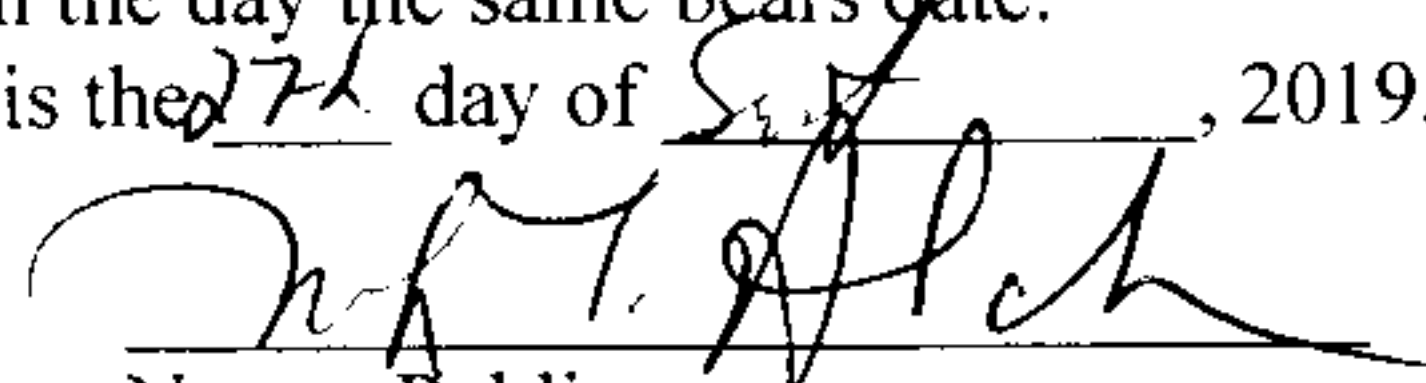

Notary Public
My Commission Expires:


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.




Notary Public
My Commission Expires:


20190927000353430 3/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT



20190927000353430 4/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT

EXHIBIT A

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

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. 336 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



20190927000353430 5/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT

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



20190927000353430 6/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT

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.



20190927000353430 7/7 \$40.00
Shelby Cnty Judge of Probate, AL
09/27/2019 09:41:59 AM FILED/CERT