

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the CITY OF ALABASTER, ALABAMA, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby quitclaim, grant, convey and dedicate unto the said City, its successors and assigns, a right-of-way and easement for public purposes, including a public road and appurtenances, including drainage facilities, underground water and sewer lines and other public utilities and devices both below and above ground. Said right-of-way being located in Shelby County, Alabama and described as follows, to-wit:

RAMSGATE DRIVE

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20' 44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive), said point being the point of beginning. From this beginning point proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Parkway; thence continue North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 99.18 feet to the P. C. of a concave curve right having an delta angle of 43° 18' 34" and a radius of 150.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said 50 foot roadway for a chord bearing and distance of North 44° 00' 02" East, 110.70 feet to the P. T. of said curve; thence proceed North 65° 39' 19" East along the centerline of said 50 foot roadway for a distance of 204.47 feet to the P. C. of a concave curve left having a delta angle of 66° 14' 44" and a radius of 300 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 32° 31' 57" East, 327.86 feet to the P. T. of said curve; thence proceed North 00° 35' 25" West along the centerline of said 50 foot roadway for a distance of 115.62 feet to the P. C. of a concave curve right having a delta angle of 18° 21' 57" and a radius of 300.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 08° 35' 33" East, 95.75 feet to the P. T. of said curve; thence proceed North 17° 46' 32" East along the centerline of said roadway for a distance of 176.19 feet to the P. C. of a concave curve left having a delta angle of 22° 33' 16" and a radius of 340.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 06° 29' 54" East, 132.98 feet to the P. T. of said curve; thence proceed North 04° 46' 45" West along the centerline of said roadway for a distance of 118.96 feet to the centerline of Mayfair Park; thence continue North 04° 46' 45" West along the centerline of said roadway for a distance of 100.18 feet to the termination of said 50 foot roadway (Ramsgate Drive).

MAYFAIR PARK

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20' 44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive); thence proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Parkway; thence continue North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 99.18 feet to the P. C. of a concave curve right having an delta angle of 43° 18' 34" and a radius of 150.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said 50 foot roadway for a chord bearing and distance of North 44° 00' 02" East, 110.70 feet to the P. T. of said curve; thence proceed North 65° 39' 19" East along the centerline of said 50 foot roadway for a distance of 204.47 feet to the P. C. of a concave curve left having a delta angle of 66° 14' 44" and a radius of 300 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 32° 31' 57" East, 327.86 feet to the P. T. of said curve; thence proceed North 00° 35' 25" West along the centerline of said 50 foot roadway for a distance of 115.62 feet to the P. C. of a concave curve right having a delta angle of 18° 21' 57" and a radius of 300.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 08° 35' 33" East, 95.75 feet to the P. T. of said curve; thence proceed North 17° 46' 32" East along the centerline of said roadway for a distance of 176.19 feet to the P. C. of a concave curve left having a delta angle of 22° 33' 16" and a radius of 340.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 06° 29' 54" East, 132.98 feet to the P. T. of said curve; thence proceed North 04° 46' 45" West along the centerline of said roadway for a distance of 118.96 feet to the centerline of Mayfair Park; said point being the point of beginning. From this beginning point proceed South 85° 13' 15" West along the centerline of said 50 foot

roadway for a distance of 121.95 feet to the P. C. of a concave curve right having a delta angle of 14° 55' 50" and a radius of 1076.0 feet; thence proceed Northwesterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 87° 18' 50" West, 279.60 feet to the P. T. of said curve being the centerline of Mayfair Circle, said point being the P. C. of a concave curve right having a delta angle of 13° 01' 11" and a radius of 1076.0 feet; thence proceed Northwesterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 73° 20' 19" West, 243.98 feet to the termination of said Mayfair Park.

MAYFAIR CIRCLE

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20' 44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive); thence proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Parkway; thence continue North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 99.18 feet to the P. C. of a concave curve right having an delta angle of 43° 18' 34" and a radius of 150.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said 50 foot roadway for a chord bearing and distance of North 44° 00' 02" East, 110.70 feet to the P. T. of said curve; thence proceed North 65° 39' 19" East along the centerline of said 50 foot roadway for a distance of 204.47 feet to the P. C. of a concave curve left having a delta angle of 66° 14' 44" and a radius of 300 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 32° 31' 57" East, 327.86 feet to the P. T. of said curve; thence proceed North 00° 35' 25" West along the centerline of said 50 foot roadway for a distance of 115.62 feet to the P. C. of a concave curve right having a delta angle of 18° 21' 57" and a radius of 300.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 08° 35' 33" East, 95.75 feet to the P. T. of said curve; thence proceed North 17° 46' 32" East along the centerline of said roadway for a distance of 176.19 feet to the P. C. of a concave curve left having a delta angle of 22° 33' 16" and a radius of 340.0 feet; thence proceed Northeasterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 06° 29' 54" East, 132.98 feet to the P. T. of said curve; thence proceed North 04° 46' 45" West along the centerline of said roadway for a distance of 118.96 feet to the centerline of Mayfair Park; thence proceed South 85° 13' 15" West along the centerline of said 50 foot roadway for a distance of 121.95 feet to the P. C. of a concave curve right having a delta angle of 14° 55' 50" and a radius of 1076.0 feet; thence proceed Northwesterly along the curvature of said curve and along the centerline of said roadway for a chord bearing and distance of North 87° 18' 50" West, 279.60 feet to the P. T. of said curve being the centerline of Mayfair Circle, said point being the point of beginning. From this beginning point proceed South 10° 09' 05" West along the centerline of said Mayfair Circle for a distance of 178.82 feet to the center of a 61.0 foot cul-de-sac and the termination of said Mayfair Circle.

CEDAR GROVE PARKWAY WEST

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20' 44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive); thence proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Parkway, said point being the point of beginning. From this beginning point proceed North 67° 39' 16" West along the centerline of said 50 foot roadway for a distance of 132.89 feet to the termination of said Cedar Grove Parkway.

CEDAR GROVE COURT

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20' 44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive); thence proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Court, said point being the point of beginning. From this beginning point proceed South 67° 39' 16" East along the centerline of said 50 foot roadway for a distance of 292.97 feet to the P. C. of a concave curve left having a delta angle of 101° 02' 29" and a radius of 200.0 feet; thence proceed Northeasterly along the curvature of said curve and a along the centerline of said roadway for a chord bearing and distance of North 61° 49' 30" East 308.74 feet to the P. T. of said curve; thence proceed North 11° 18' 16" East along the centerline of said roadway for a distance of 23.44 feet to the center of a 61.0 foot cul-de-sac and the termination of said Cedar Grove Court.

CORNWALL

A 50 foot ROADWAY being 25 feet in equal width on each side of the following described line: Commence at a 1" 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 East, Shelby County, Alabama; thence proceed South 81° 29' 07" West for a distance of 850.09 feet; thence proceed North 22° 20'



44" East for a distance of 60 feet to the centerline of said 50 foot roadway (Ramsgate Drive); thence proceed North 22° 20' 44" East along the centerline of said 50 foot roadway for a distance of 281.34 feet to a point on the centerline of Cedar Grove Parkway; thence proceed North 67° 39' 16" West along the centerline of said 50 foot roadway for a distance of 132.89 feet thence proceed North 39° 16' 24" West for a distance of 312.33 feet to a point on the centerline of a 50 foot roadway (Cornwall), said point being the point of beginning. From this beginning point proceed Northeasterly along the curvature of a concave curve right having a delta angle of 27° 58' 26" and a radius of 145.0 and along the centerline of said Cornwall for a chord bearing and distance of North 42° 28' 38" East, 70.09 feet to the P. T. of said curve; thence proceed North 56° 27' 51" East along the centerline of said 50 foot roadway for a distance of 104.37 feet to the center of a 61.0 foot cul-de-sac and the termination of said Cornwall.

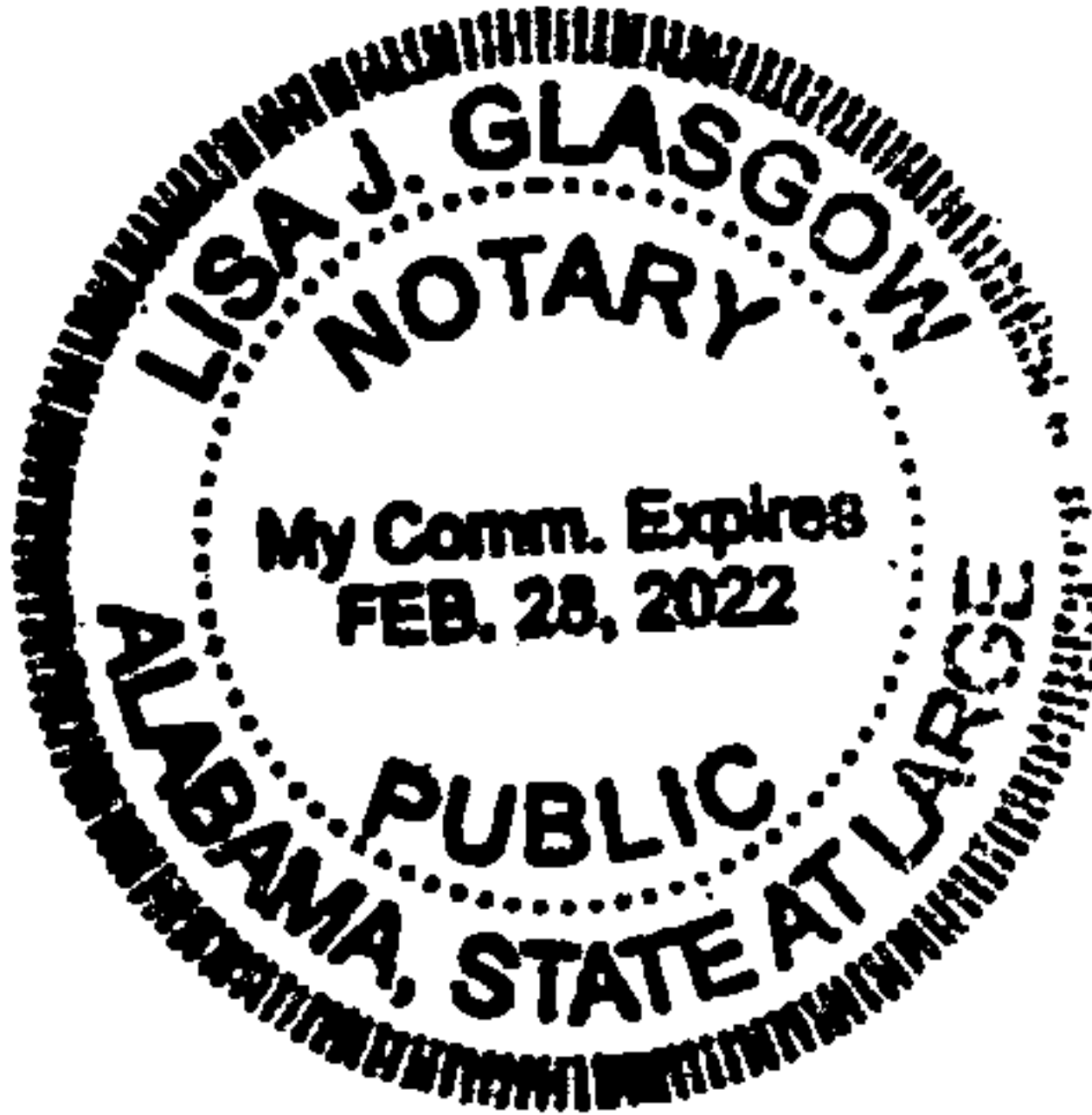
(Collectively called the "Premises")

For the consideration aforesaid, the undersigned do quitclaim, grant, convey and dedicate unto said City the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions encroaching upon the Premises on the lands adjacent to said Premises when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, and the right to prohibit the construction or maintenance of any improvement or obstruction on, over, across or upon the Premises herein conveyed without the written permission from the City of Alabaster.

In consideration of the benefit to the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the City of Alabaster, Shelby County, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property of the undersigned arising or resulting from the design or construction of said improvement, or the maintenance and repair of said Premises during any required maintenance period, and the undersigned do hereby admit and acknowledge that said improvement, as constructed, is a benefit to the property of the undersigned.

The undersigned covenant with the City of Alabaster that the undersigned are all the owners of said property and are each seized in fee-simple of said Premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 7th day of October, 2021.



STERLING GATE VENTURES, LLC
Mark S. Drummond

BY: [Signature]

ITS: ADMINISTRATIVE MEMBER

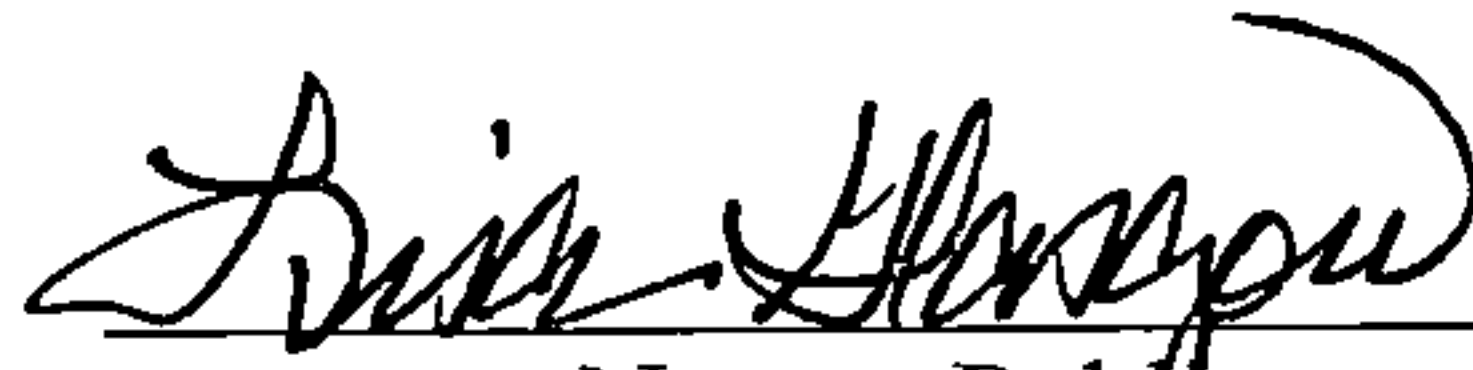
STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Mark S. Drummond whose name as Administrative Member of the Sterling Gate Ventures, LLC, an Alabama Limited Liability Company, 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, as such officer, and with full authority, Mark S. Drummond executed the same voluntarily for and as the act of said Alabama Limited Liability Company.

Given under my hand and official seal, this 7th day of October, 2021.


My commission expires Feb. 26, 2022.


Notary Public

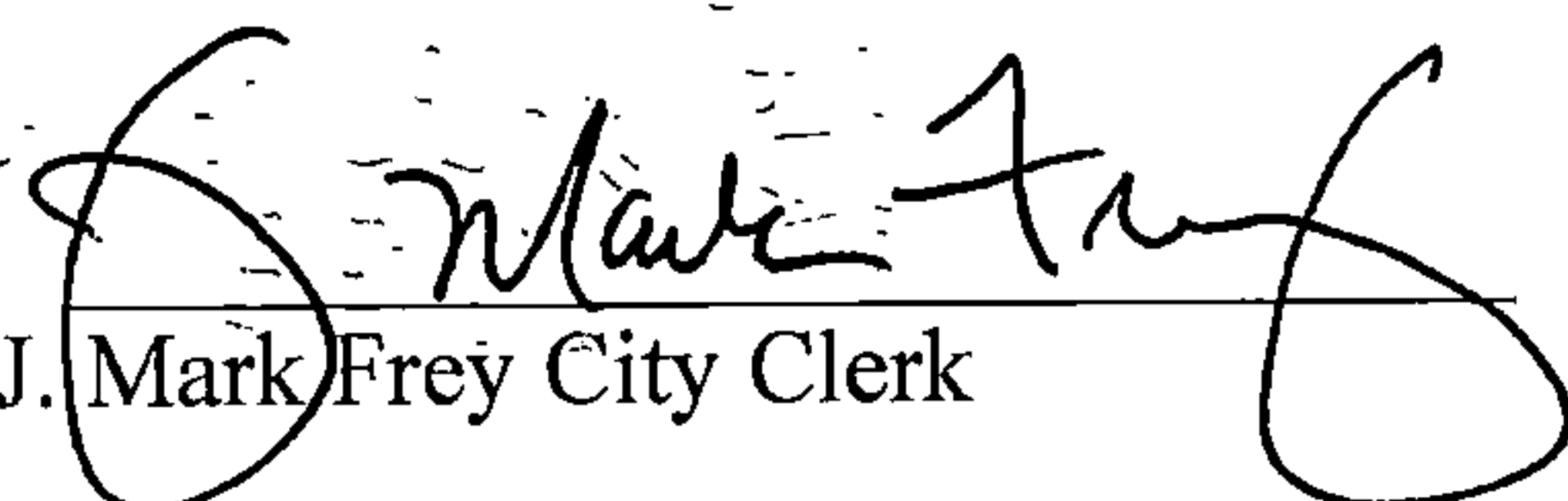
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument the day of August 9, 2021, from Sterling Gate Ventures LLC to the CITY OF ALABASTER, has been duly accepted by Resolution of the City Council duly adopted on the 9th day of August, 2021, subject to all terms and conditions contained therein, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

Dated October 7, 2021


Scott Brakefield,
Mayor, CITY OF ALABASTER

ATTEST:


J. Mark Frey City Clerk

AFTER EXECUTION BY GRANTOR, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Clerk
1953 Municipal Way
Alabaster, AL 35007

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Clerk
1953 Municipal Way
Alabaster, AL 35007

Real Estate Sales Validation Form



20211008000492930 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/08/2021 02:42:49 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975

Grantor's Name Sterling Gate Ventures, LLC
Mailing Address 3453 Brook Mountain Ln
Mountain Brook, AL 35223

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address Right-Of-Way Quitclaim
Sterling Gate, The Enclave Road

Date of Sale 09/30/2021
Total Purchase Price \$ 10.00
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 Subdivision Regulations
☐ 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 10/08/2021

Print J. MARK FREY

Unattested

Lisa Mason
(verified by)

Sign

Mark Frey City Clerk
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1