



# JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) J. Steven Mobley, Esquire  
 2126 Morris Avenue  
 (Address) Birmingham, Alabama 35203

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
J. Steven Mobley, a married man dealing in his sole and separate property

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Mobley Development, Inc., an Alabama corporation,

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

See attached Exhibit "A" for a complete description of the lands herein conveyed.

Property is subject to any and all agreements, easements, restrictions, limitations, and/or rights-of-ways of record in the Probate Office of Shelby County, Alabama.

07/10/1995-17995  
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 SHELBY COUNTY JUDGE OF PROBATE  
 002 HCD 41.00

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th

day of June, 19 95.

\_\_\_\_\_(SEAL) J. Steven Mobley (SEAL)  
 J. STEVEN MOBLEY  
 \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
 \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

I, Kenneth W. Walker  
 in said State, hereby certify that J. Steven Mobley

a Notary Public in and for said County.

whose name(s) 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June A.D. 19 95

Kenneth W. Walker  
 NOTARY PUBLIC STATE OF ALABAMA  
 MY COMMISSION EXPIRES: Apr. 26, 1997.  
 BONDED TO THE NOTARY PUBLIC UNDER WRITERS

Inst # 1995-17995

EXHIBIT "A"

Commence at the northeast corner of the NE1/4 of the SW1/4 of Section 23, Township 20 south, Range 3 west, Shelby County, Alabama and run thence North 00 02'58" East along the east line of said quarter-quarter section 325.40' to a point; Thence run South 77 14'05" West 127.05' to a point; Thence run South 02 38'38" West 367.01' to a point; Thence run South 77 14'05" West 405.09' to a point; Thence run South 00 08'10" East 3,035.79' to a point; Thence run South 88 35'43" East 154.66' to a point; Thence run South 89 54'12" East 152.97' to a point; Thence run South 89 34'05" East 369.01' to a point; Thence run South 89 39'46" East 245.24' to a point; Thence run North 31 25'23" East along the west line of an Alabama Power Company Easement or Right of Way 303.55' to a point; Thence run North 89 39'46" West 20.70' to a point; Thence run North 00 20'14" East 200.00' to the point of beginning of the property being described; **Thence run South 89 39'45" East 141.28' to a point on the same said westerly line of the Alabama Power Company Easement or Right of Way; Thence run North 31 25'23" East along said Easement or Right of Way line 303.60' to a point; Thence run North 89 39'46" West 17.86' to a point marking the southeasterly corner of Lot 17 of Heather Ridge ,Second Addition, Phase One Subdivision; Thence run North 00 20'20" East 200.00' to a point; Thence run North 89 39'46" West 425.62' to a point; Thence run North 00 08'10" West 342.10' to a point; Thence run North 64 30'05" East 65.98' to a point; Thence run North 25 29'55" West 260.00' to a point on the Southerly line of the Colonial Gas Pipeline Easement; Thence run South 64 30'05" West along said line of said easement 451.80' to a point marking the northwest corner of Lot 5 of same said Heather Ridge , Second Addition, Phase One subdivision; Thence run South 00 08'10" East 867.99' to a point; Thence run South 89 39'45" East a distance of 601.65' to the point of beginning, containing 14.48 acres.**

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