



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

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$530,000.00)

to the undersigned grantor, MOBLEY DEVELOPMENT, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MASTERCRAFT DESIGN/BUILD, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama:

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.

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED IN CODE OF ALABAMA, SECTION 6-10-3.

Inst. # 1998-09116

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 SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 12th day of March, 1998

MOBLEY DEVELOPMENT, INC.

ATTEST:

 Secretary

By J. Steven Mobley
 STEVEN MOBLEY President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Kenneth W. Walker

a Notary Public in and for said County, in said State,

hereby certify that J. Steven Mobley

whose name as President of Mobley Development, Inc., a corporation, 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, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of March, 1998

Kenneth W. Walker
 NOTARY PUBLIC STATE OF ALABAMA
 MY COMMISSION EXPIRES: Apr. 26, 2001.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 468.99 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 549.82 FEET; THENCE TURN 90°00'00" RIGHT AND RUN WESTERLY 303.23 FEET; THENCE TURN 71°22'49" RIGHT AND RUN NORTHWESTERLY 125.25 FEET TO A POINT; THENCE TURN 90°00'00" LEFT TO THE TANGENT OF A CURVE TO THE LEFT AT SAID POINT, SAID CURVE HAVING A RADIUS OF 263.72 FEET, AND RUN ALONG SAID CURVE FOR 90.46 FEET TO THE END POINT OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 29.58 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.46 FEET TO A POINT; THENCE TURN 180°00'00" RIGHT FROM THE TANGENT TO SAID CURVE AT SAID POINT AND RUN NORTHWESTERLY 109.15 FEET TO A POINT; THENCE TURN 180° 00'00" RIGHT TO THE BEGINNING OF A CURVE TO THE LEFT AT SAID POINT, SAID CURVE HAVING A RADIUS OF 29.58 FEET, AND RUN ALONG SAID CURVE 46.46 FEET TO THE END POINT OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 313.72 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 209.57 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN EASTERLY ALONG SAID TANGENT 9.01 FEET; THENCE TURN 90°00'00" LEFT AND RUN NORTHERLY 435.00 FEET; THENCE TURN 90°00'00" RIGHT AND RUN EASTERLY 100.00 FEET; THENCE TURN 12°05'27" RIGHT AND RUN SOUTHEASTERLY 51.13 FEET; THENCE TURN 12°05'27" LEFT AND RUN EASTERLY 123.91 FEET; THENCE TURN 112°55'08" RIGHT AND RUN SOUTHWESTERLY 65.14 FEET TO THE POINT OF BEGINNING.

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