



JEFFERSON TITLE CORPORATION

P.O. Box 10401 • Birmingham, AL 35201 • (205) 370-0030

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 THIRTY-ONE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$31,850.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BOBBY L. HINDS, a married man, and CARRIE SUE HINDS, a married woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. STEVEN MOBLEY, a married man dealing in his sole and separate property,

(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, restrictions, easements, limitations and right-of-ways of record in the Probate Office of Shelby County, Alabama.

Pursuant to the life estate of Maggie W. Hinds, Maggie W. Hinds departed this life on August 3, 1996.

Said property is not homestead property as defined in Code of Alabama, Section 6-10-3.

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 28th

day of February, 2000

(SEAL)

Bobby L. Hinds

BOBBY L. HINDS

(SEAL)

(SEAL)

Carrie Sue Hinds

CARRIE SUE HINDS

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

Kenneth W. Walker

a Notary Public in and for said County,

in said State, hereby certify that Bobby L. and Carrie Sue Hinds

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 28th day of February, A.D. 2000

Kenneth W. Walker

Inst # 2000-14159

05/01/2000-14159
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

EXHIBIT "A"

AN ACREAGE PARCEL SITUATED IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN EXISTING REBAR IRON AT THE NW CORNER OF LOT 44 OF HEATHER RIDGE 1<sup>ST</sup> ADDITION, PHASE 1 AS RECORDED IN MAP BOOK 17, PAGE 123 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF HEATHER RIDGE DRIVE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 44 FOR 201.46 FEET MEASURE (200.00 RECORD) TO AN EXISTING REBAR IRON AT THE NE CORNER OF SAID LOT 44; SAID IRON BEING ON THE WEST LINE OF LOT 12 OF STONEHAVEN AS RECORDED IN MAP BOOK 21, PAGE 25 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE TURN 90°11'42" LEFT AND RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 12 AND ALONG THE WEST LINE OF LOTS 11, 10, 9, 8, 7, 6, 5, AND 4 TO AN EXISTING REBAR IRON AT THE NW CORNER OF SAID LOT 4; THENCE CONTINUE NORTHERLY ALONG THE LAST STATED COURSE AND ALONG THE WEST LINE OF LOT 3 OF SAID STONEHAVEN FOR 38.04 FEET TO A SET IRON; THENCE TURN 87°19'03" MEASURE (87°22'02" RECORD) LEFT AND RUN NORTHWESTERLY ALONG SAID LOT 3 LOT LINE FOR 54.10 MEASURE (54.21 RECORD) TO AN EXISTING IRON REBAR, SAID REBAR BEING ON THE EAST LINE OF AN ACREAGE TRACT OF LAND SHOWN ON THE GRADY KING'S SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 81 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE TURN 90°10'14" LEFT AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID ACREAGE TRACT AND ALONG THE EAST LINE OF LOT 9 OF SAID GRADY KING'S SUBDIVISION FOR 212.82 FEET TO AN IRON REBAR SET AT THE CORNER OF SAID LOT 9; THENCE TURN 74°52'34" MEASURE (74°22'00" RECORD) RIGHT AND RUN SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 FOR 160.25 FEET TO AN IRON REBAR SET ON THE EAST RIGHT OF WAY LINE OF SAID HEATHER RIDGE DRIVE; THENCE TURN 79°12'25" LEFT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE FOR 576.35 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 138,758 SQUARE FEET OR 3.185 ACRES, MORE OR LESS.

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SHELBY COUNTY JUDGE OF PROBATE

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