

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. William B. Kidd
3216 Rockledge Rd
Birmingham, ALA. 35213

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-ONE THOUSAND AND NO/100 DOLLARS (\$51,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

CHARLES W. MOBLEY, a married man

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

WILLIAM B. KIDD

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

Lots 1, 2, 3 and 4, of the property of Charles W. Mobley, as shown on a plat prepared by Norman D. Deloach, Alabama R.L.S. No. 8760, dated May 2, 1983, and recorded in Map Book 8 page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 50 feet reserved from Alabama Highway No. 25 as shown by plat.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 117 page 34 in Probate Office of Shelby County, Alabama.

This real property is subject to a mineral and oil lease given by Grantor herein to Amoco Production, as recorded in Deed Book 331 page 69 in Probate Office of Shelby County, Alabama. The Grantor herein, Charles W. Mobley, is retaining the rights he presently has under said mineral and oil lease and any extension of said lease under the terms and conditions of the lease. The said Grantor, Charles W. Mobley, is conveying herewith all oil and mineral rights and all other rights that he may own in this property, except for said lease.

Reservations and conditions as set out in Map Book 8 page 124 in Probate Office of Shelby County, Alabama.

All lots must have individual approval from Shelby County Health Department prior to installation of a sanitary sewer system.

No lot may be subdivided without prior approval of Shelby County Planning Commission and the Shelby County Health Department.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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.

Return Deed to:
Thomas A. Ritchie
312 North 23rd Street
Birmingham, Ala 35203

(Daniel Spitler)

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of January, 1986.

Charles W. Mobley (SEAL)
Charles W. Mobley

STATE OF COLORADO)

EL PASO COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Mobley, a married man whose name 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, 1986.

(NOTARIAL SEAL)

Jennifer K. Napco
Notary Public
25 North Tejon Street
Colorado Springs, CO 80903
My Commission Expires Nov. 30, 1988

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN 30 AM 10:03

Thomas A. Landon, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>5.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>57.00</u>

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