

This instrument was prepared by

2601

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and no/100

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 and wife, Patricia D. Mobley
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Sunbelt Sod Farm, Inc.

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

Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 21, Township 20 South, Range 2 East, Shelby County, Alabama; thence run North 88 degrees 55 minutes 19 seconds West along the South boundary of said Section 21 a distance of 1688.753 feet to the point of beginning; thence continue along said course a distance of 643.0 feet; thence turn an angle of 88 degrees 55 minutes 19 seconds to the right and proceed North 0 degrees East for a distance of 2607.91 feet; thence turn an angle of 72 degrees 39 minutes 57 seconds to the right and proceed North 72 degrees 39 minutes 57 seconds East for a distance of 686.11 feet; thence turn an angle of 107 degrees 20 minutes 03 seconds to the right and proceed South 0 degrees West a distance of 2820.664 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 40 acres, more or less. SUBJECT TO: A 30 foot easement for roadway, 15 feet on either side of a center-line described as follows: Commence at the SW corner of Section 21, Township 20 South, Range 2 East, thence run North 37 degrees 32 minutes 10 seconds West a distance of 108.89 feet; thence run North 4 degrees 14 minutes 50 seconds West a distance of 941.10 feet; thence run North 89 degrees 52 minutes 27 seconds East a distance of 19.00 feet to the East ROW line of State Highway No. 25 and the point of beginning; thence continue North 89 degrees 52 minutes 27 seconds East a distance of 1639.36 feet; thence run North 85 degrees 08 minutes 40 seconds East a distance of 1896.85 feet; thence run North 67 degrees 37 minutes 09 seconds East a distance of 694.56 feet to the point of ending. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, and the S $\frac{1}{2}$ of Section 21, Township 20 South, Range 2 East.

\$50,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

GRANTEE'S ADDRESS:

P.O. Box 1
Vincent, Alabama 35178

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 26th day of December, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 DEC 31 AM 1:30
Charles W. Mobley (SEAL)
Patricia D. Mobley (SEAL)
JUDGE OF PROBATE (SEAL)

STATE OF ~~ALABAMA~~ COLORADO
EL PASO ~~XXXXXX~~ COUNTY
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Mobley and wife, Patricia D. Mobley

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of DECEMBER A.D. 1986

My Commission Expires Sep 30, 1987
Notary Public