

2504

This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) William L. Mathis, Jr.
(Address) 500 Farley Building
1929 Third Avenue North
Birmingham, Alabama 35203

Send Tax Notice to:

(Name) J. Steven Mobley
(Address) 1929 Third Avenue North
Suite 500
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and No/100 Dollars (\$1.00) and other good and 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,

Martha S. Vann, a single woman,

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

J. Steven Mobley

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

SHELBY County, Alabama, to-wit:

The description of said real estate is set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

As further consideration, the Grantee expressly assumes and promises to pay the obligation secured by that certain mortgage to Coy M. Cooper, as Trustee, dated July 11, 1984, and recorded in Mortgage Book 452 at Page 246, in the Probate Office, Shelby County, Alabama, according to the terms of the mortgage and those of the promissory note secured by said mortgage, said mortgage having a remaining principal balance of \$27,985.00.

The real estate is conveyed subject to real property taxes for 1988, which are a lien on the property by not yet due and payable.

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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 _____ day of _____, 19 88

Julie A. Cadden, Notary (Seal)

(Seal)

(Seal)

Martha S. Vann (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY County } **General Acknowledgment**

a Notary Public in and for said County,

I, Julie A. Cadden
in said State hereby certify that Martha S. Vann,

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of March 19 88

Julie A. Cadden

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 30 PM 12:55

EXHIBIT "A"

1. Deed Tax \$ 50.00
2. Mig. Tax 50.00
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 6.00

Judge of Probate
Attached hereto and made a portion hereof by reference, to that certain Warranty Deed dated this the 29th day of March, 1988, by and between Martha S. Vann, Grantor, and J. Steven Mobley, Grantee.

A portion of land situated in the SE1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the NW corner of the SW1/4 of the SE1/4 of Section 11, Township 20 South, Range 3 West; thence run north along the west line of said 1/4 1/4 section a distance 123.87 feet; thence turn right 91°17'61" and run east a distance of 1790.68 feet to the southwesterly right of way line of Bearden Road; thence turn right 58°12'05" and run southeasterly along said right of way line a distance of 699.44 feet; thence turn right 123°43'35" and run westerly a distance of 1631.80 feet; thence turn left 89°44' and run southerly a distance of 914.97 feet to the south line of said Section 11; thence turn right 88°46' and run west along said south line of said Section 11 a distance of 480.95 feet to the SW corner of the SW1/4 of the SE1/4 of said Section 11; thence turn right 87°45'04" and run north along the west line of said SW1/4 of the SE1/4 a measured distance of 1321.58 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING: Cedar Cove, Phase I, as recorded in Map Book 9, Page 53; Cedar Cove, Phase II, as recorded in Map Book 9, Page 111; and Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, Probate Office, Shelby County, Alabama.

ALSO, LESS AND EXCEPT THE FOLLOWING: Commence at the Northwest corner of the SW1/4 of the SE1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence run south along the West line of said 1/4 1/4 section a distance of 920.78 feet; thence turn left 87°02'35" and run East a distance of 230.58 feet; thence turn left 90°00' and run Northerly a distance of 400.0 feet; thence turn right 90°00' and run Easterly a distance of 259.78 feet; thence turn left 90°01'09" and run Northerly a distance of 115.41 feet to the Point of Beginning; thence continue along the last described course a distance of 107.20 feet; thence turn right 89°39'29" and run Easterly a distance of 186.56 feet; thence turn right 90°00' and run Southerly a distance of 107.20 feet; thence turn right 90°00' and run Westerly a distance of 187.20 feet to the Point of Beginning.

ALSO, LESS AND EXCEPT THE FOLLOWING: A parcel of land in the SW1/4 of the SE1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot 9 a distance of 107.20 feet; thence turn left 90° 16 min. 00 sec. 187.20 feet to the point of beginning; thence turn left 90° 00 min. 00 sec. and run North 107.20 feet; thence turn right 90° 00 min. 00 sec. and run East 60 feet; thence turn right 90° 00 min. 00 sec. and run South 107.20 feet; thence turn right 90° 00 min. 00 sec. and run West 60 feet to the point of beginning.

John A. Cadden
Witness

Martha S. Vann
Martha S. Vann, Grantor

John A. Cadden
Witness

J. Steven Mobley
J. Steven Mobley, Grantee