

SEND TAX NOTICE TO:

(Name) Mobley Development, Inc.
300 21st Street North #900
(Address) Birmingham, Alabama 35203

This instrument was prepared by

(Name) J. Steven Mobley
300 21st Street North #900
(Address) Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$500.00

That in consideration of Ten dollars (\$10.00) and other 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, J. Steven Mobley, a married man dealing in his sole and separate property

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mobley Development, Inc., an Alabama corporation,

(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, easements, restrictions, limitations and/or rights of way of record in the Probate Records of Shelby County, Alabama.

Property is subject to that certain mortgage conveyed to First Alabama Bank as mortgagee as recorded in the Probate Records of Shelby County, Alabama, as Instrument No. 1994-00637.

Inst # 1994-04768

02/11/1994-04768
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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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of January, 1994.

(Seal)

(Seal)

(Seal)

J. Steven Mobley

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY } COUNTY

General Acknowledgment

I, Kenneth W. Walker, a Notary Public in and for said County, in said State, hereby certify that J. Steven Mobley 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, A. D., 1994

Kenneth W. Walker
MY COMMISSION EXPIRES: Apr. 26, 1997 Notary Public.
BONDED THIRD NOTARY PUBLIC UNDERWRITING

EXHIBIT "A"

Attached to and made a part of that certain warranty deed dated the 15th day of January, 1994 by J. Steven Mobley, grantor, and Mobley Development, Inc., grantee:

Property description for Ivybrook Development, Phase I, situated in the N.E. 1/4 of the N.E. 1/4, and N.W. 1/4 of the N.E. 1/4, Section 23, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, more particularly described as follows:

Commence at the N.W. corner, N.E. 1/4 - N.E. 1/4 Section 23, Township 20 South, Range 3 West, run S 88deg.-17'35" E along said 1/4-1/4 line a distance of 296.22'; thence S 00deg.-13'13" W a distance of 170.08' to The Point Of Beginning; thence continue along last described course a distance of 270.18"; thence S 63deg.-54'53" W a distance of 208.72'; thence S 00 deg.-13'13" W a distance of 37.29'; thence S 63deg.-35'19" W a distance of 208.71'; thence S 00 deg.-18'32" W a distance of 16.55'; thence N 88 deg.-59'24" W a distance of 702.49'; thence S 01deg.-00'36" W a distance of 117.39'; thence N 88deg.-59'24" W a distance of 170.00'; thence N 01deg.-00'36" E a distance of 350.00'; thence S 88 deg.-59'24" E a distance of 105.00'; thence N 62 deg.-17'53" E a distance of 57.01'; thence S 88 deg.-59'.24" E a distance of 365.00'; thence N 01deg.-00'36" E a distance of 306.61'; thence S 81deg.-46'27" E a distance of 105.84'; thence S 86deg.-43'03" E a distance of 232.73'; thence S 84deg.-39'19" E a distance of 382.67' to The Point Of Beginning.

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