



# JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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

Corporation Form Warranty Deed

Inst # 1994-11993

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Nine Hundred & no/100 Dollars (\$24,900)  
 to the undersigned grantor, Mobley Development, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Donald Phillips Construction, Inc.

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

Heather Ridge, First Addition, Phase I, Lot 49,  
 as recorded in Map Book 17, Page 123, in the Probate Office  
 of Shelby County, Alabama.

Subject to covenants, restrictions, easements, and rights-of-way  
 of record in the Probate Office of Shelby County, Alabama; also  
 subject to mineral and mining rights not owned by grantor; also  
 subject to real property taxes for the year 1994, which are a lien  
 on the property but not yet due and payable.

\$24,900.00 of the purchase price recited above was paid from mortgage  
 loan closed simultaneously herewith.

04/12/1994-11993  
 09:38 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 5th day of April, 19 94

MOBLEY DEVELOPMENT, INC.

ATTEST:

\_\_\_\_\_  
 Secretary

By J. Steven Mobley  
 J. Steven Mobley President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Kenneth W. Walker

a Notary Public in and for said County, in said State,

hereby certify that J. Steven Mobley

whose name as President of Mobley Development, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of April, 19 94

Kenneth W. Walker  
 NOTARY PUBLIC STATE OF ALABAMA  
 MY COMMISSION EXPIRES: 12/31/97  
 BONDED THROUGH NOTARY PUBLIC UNDERWRITERS