



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Proceeds from mtg to cover deed
Inst # 1994-22758

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

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand Five Hundred & No/100 Dollars (\$55,500.00)
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
Regency Development, Inc.

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

Ivy Brook, Phase I, Lots 9, 23 and 24, as recorded in Map Book 18,
Page 21, in the Probate Office of Shelby County, Alabama.

The above lots are conveyed subject to all easements, restrictions,
covenants and rights of ways of record and to Exhibit "A" attached
and hereunto made a part of this conveyance.

Inst # 1994-22758

07/19/1994-22758
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 12.00

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 15th day of July, 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 15th day of July, 19 94

Kenneth W. Walker
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES 12-15-97
BONDED THRU NOTARY PUBLIC

EXHIBIT "A"

COVENANT FOR STORM WATER RUNOFF CONTROL

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off for disturbed areas from leaving the boundaries of the lot herein conveyed.

Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water runoff and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act.

Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or siltation in storm water runoff.

Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided grantee does not reimburse Grantor for such cost within ten (10) days after receipt of written demand.

The foregoing shall be and is covenant running with the land to the benefit of Grantor, its successors and or assigns.

Grantee does hereby acknowledge and agree to do the matters stated herein.

REGENCY DEVELOPMENT, INC.

By: 

~~1994-22758~~
Dwight A. Sandrin, President

07/19/1994-22758
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00