



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

(Name) J. Steven Mobley, Esquire  
 2126 Morris Avenue  
 (Address) Birmingham, Alabama 35203

Inst # 1996-17199

Corporation Form Warranty Deed

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifteen Thousand & No/100 (\$215,000.00) DOLLARS  
 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

BUCK CREEK CONSTRUCTION, L.L.C.

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

- (1) Property located 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-ways of record in the Probate Office of Shelby County, Alabama.

- (2) Property located in Jefferson County, Alabama, to-wit:

Lot 4-A in Block 1, according to the Survey of Vestavia Hills, as recorded in Map Book 28, Page 56, in the Probate Office of Jefferson County, Alabama.

Property is subject to existing covenants and restrictions, easements, building lines and limitations of record.

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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 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 March, 19 96.

ATTEST:

MOBLEY DEVELOPMENT, INC.

\_\_\_\_\_  
 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 March, 19 96

Kenneth W. Walker  
 Notary Public  
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
 MY COMMISSION EXPIRES: Apr. 20, 1997.  
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 23 and the SE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NW Corner of Lot 49, IVY BROOK-PHASE TWO-SECOND ADDITION, as recorded in Map Book 20, Page 4 in the Shelby County Office of the Judge of Probate, Shelby County, Alabama; thence S 83deg-40'56" W a distance of 25.69'; thence N 86deg-15'52" W a distance 153.73'; thence S 16deg-22'53" W a distance of 207.83'; thence N 73deg-37'07" W a distance of 13.25'; thence S 08deg-46'53" W a distance of 101.63'; thence N 81deg-13'07" W a distance of 29.63'; thence S 01deg-00'36" W a distance of 413.71', to a point on the Northeasterly Right-of-Way of Shelby County Highway No.52 (80' ROW), said point also being on a curve to the right having a radius of 658.89' and a central angle of 11deg-36'08"; thence along said right-of-way and the arc of said curve a distance of 133.43', said arc subtended by a chord which bears S 52deg-01'52" E a distance of 133.20', to the end of said curve; thence S 46deg-13'48" E and along said right-of-way a distance of 188.80' to a point on a curve to the left having a radius of 545.77' and a central angle of 06deg-08'07"; thence along said right-of-way and the arc of said curve a distance of 58.44', said arc subtended by a chord which bears S 49deg-17'52" E a distance of 58.41' to the end of said curve; thence N 01deg-00'36" E and leaving said right-of-way a distance of 948.83' to the POINT OF BEGINNING.

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