



**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

**WARRANTY DEED**

**STATE OF ALABAMA**

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

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**BOBBY L. HINDS, CARRIE SUE HINDS and MAGGIE W. HINDS**

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

**MOBLEY DEVELOPMENT, INC.**

(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;  
**LESS AND EXCEPT** the lands more particularly described and attached in Exhibit "B".

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.

06/06/1996-18422  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
213.50

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 6th

day of June, 19 96

\_\_\_\_\_(SEAL) Bobby L. Hinds \_\_\_\_\_(SEAL)  
BOBBY L. HINDS

\_\_\_\_\_(SEAL) Carrie Sue Hinds \_\_\_\_\_(SEAL)  
CARRIE SUE HINDS

\_\_\_\_\_(SEAL) Maggie W. Hinds by and \_\_\_\_\_(SEAL)  
through Bobby L. Hinds  
MAGGIE W. HINDS, by and through her  
Attorney-in-Fact, Bobby L. Hinds

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 **Bobby L. Hinds, Carrie Sue Hinds, and Maggie W. Hinds, by and through**  
**her Attorney-in-Fact, Bobby L. Hinds**

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that,  
being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A.D. 19 96

Kenneth W. Walker  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES JAN. 25, 1997.  
BONDED BY NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-18422

EXHIBIT "A"

A parcel of land in the S 1/2 of the NE 1/4, SE 1/4 of NW 1/4, NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama described as follows:  
Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 23, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama, and run thence Northerly along the East line of said 1/4 1/4 325.40 feet to the point of beginning of the property being described; thence run North 76 deg. 55 min. 14 sec. East a distance of 454.04 feet to a point where the boundary line of the Subdivisions leaves the Northern boundary line of Hinds property; thence run South 15 deg. 59 min. 32 sec. East a distance of 42.91 feet to a point; thence run North 73 deg. 30 min. 15 sec. East a distance of 1,556.10 feet to a point; thence run South 18 deg. 30 min. 53 sec. East a distance of 270.14 feet to a point; thence run South 73 deg. 30 min. 15 sec. West a distance of 1,559.26 feet to a point; thence run South 09 deg. 39 min. 05 sec. East a distance of 163.88 feet to a point; thence run South 00 deg. 10 min. 15 sec. East a distance of 415.97 feet to a point; thence run South 88 deg. 06 min. 20 sec. West a distance of 185.09 feet to a point; thence run North 00 deg. 10 min. 15 sec. West a distance of 43.03 feet to a point; thence run South 89 deg. 49 min. 45 sec. West a distance of 135.01 feet to a point; thence run South 00 deg. 10 min. 15 sec. East a distance of 270.00 feet to a point; thence run South 89 deg. 49 min. 45 sec. West a distance of 185.00 feet to a point; thence run South 00 deg. 10 min. 00 sec. East a distance of 31.0 feet to a point; thence run South 89 deg. 50 min. 29 sec. West a distance of 133.14 feet to a point; thence run North 00 deg. 08 min. 10 sec. West a distance of 30.09 feet to a point; thence run North 01 deg. 57 min. 57 sec. West a distance of 59.91 feet to a point; thence run North 00 deg. 10 min. 15 sec. West a distance of 762.99 feet to a point; thence run North 87 deg. 32 min. 17 sec. West a distance of 54.21 feet to a point; thence run North 02 deg. 27 min. 26 sec. East 154.60 feet to a point; thence run North 76 deg. 55 min. 14 sec. East a distance of 127.05 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "B"

Commence at the most easterly corner of Lot 3 of Grady Kings Subdivision as recorded in Map Book 5 Page 81 in the Probate Office of Shelby County, Alabama, for the point of beginning; thence proceed southwesterly along the South line of said Lot 3 and an extension thereof for 210'; thence 90° left and run in a southeasterly direction 625'; thence 90° left and run in a northeasterly direction 210'; thence 90° left and run in a northwesterly direction 625' back to the point of beginning.

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