

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

Inst # 1996-30718

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Sheryl Berzette, a married woman, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Mobley Development, Inc., (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

From the Southwest corner of the NE 1/4 of Section 2, Township 20 South, Range 3 West, run Easterly along the South boundary line of said NE 1/4 of Section 2, Township 20 South, Range 3 West for 263.69 feet to the point of beginning of the land herein described; thence turn an angle of 92 degrees 01 minutes and 30 seconds to the left and run Northerly 331.64 feet to point on the North boundary line of the South 1/2 of the South 1/2 of the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence turn an angle of 92 degrees, 00 minutes and 34 second to the right and run Easterly along the North Boundary line of said South 1/2 of the South 1/2 of the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West for 750 feet more or less to the point of intersection of the north boundary line of said south 1/2 of the South 1/2 of the NE 1/4 of Section 2, Township 20 South, range 3 West and the Northwest right of way line of County Road NO. 17; thence run Southwesterly along the Northwest right of way line of said County Road No. 17 for 375.0 feet more or less to the point of intersection of the northwest right of way line of County Road No. 17 and the South boundary line of the NE 1/4 of the NE 1/4 of Section 2, township 20 South, Range 3 West; thence run Westerly along the South Boundary line of said NE 1/4 of the NE 1/4 for 568.0 feet more or less to the point of beginning.

Note: This is not the homestead property of the grantor as defined in Code of Alabama §6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10 day of September, 1996.


SHERYL BERZETTE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sheryl Berzette, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of September, 1996.


Notary Public

My Commission Expires: 4/23/00

Inst # 1996-30718

09/18/1996-30718
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00