



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

Inst # 1997-07951

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 Ninety-Eight Thousand and No/100 Dollars (\$98,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JAMES L. KING, a married man dealing in his sole and separate property,

(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.

The above property is subject to all easements and rights-of-ways 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 1997 which are a lien on the property but not yet due and payable.

Subject property is not homestead property as defined in Code of Alabama, Section 6-10-3.

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 12th
day of March, 19 97.

_____(SEAL) James L. King _____(SEAL)
JAMES L. KING

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

03/14/1997-07951
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NOT 110.00

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, **Kenneth W. Walker**
in said State, hereby certify that **James L. King**

a Notary Public in and for said County.

whose name(s) 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, A.D. 19 97

Kenneth W. Walker
Notary Public
NOTARY PUBLIC STATE OF ALABAMA
MY COM. EXPIRES FEBRUARY 28, 1997.
I HAVE BEEN NOTARY PUBLIC UNDERWRITER.

EXHIBIT "A"

Begin at the NW corner of Lot 1, Grady King's Subdivision as recorded in Map Book 5 page 81 in the Office of the Judge of Probate, Shelby County, Alabama, said point being the point of beginning; thence North 80 deg. 50 min. 43 sec. East along the Northerly line of said Lot 1 and an unnumbered parcel of land in said subdivision, a distance of 351.96 feet to a point on the Westerly right of way line of King Valley Road (40 foot right of way); thence North 9 deg. 04 min. 58 sec. West along said right of way line a distance of 215.65 feet to the beginning of a curve to the right having a radius of 524.65 feet and a central angle of 1 deg. 34 min. 02 sec. said curve having a chord bearing of North 8 deg. 20 min. 53 sec. West and a chord distance of 14.35 feet; thence along the arc of said curve a distance of 14.35 feet; thence South 80 deg. 50 min. 43 sec. West a distance of 353.89 feet to the Easterly right of way line of King Valley Drive (40 foot right of way); thence South 9 deg. 33 min. 46 sec. East along said right of way line a distance of 230.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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002 MCD 110.00