



**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 Sixty-Four Thousand Three Hundred and No/100 Dollars (\$64,300.00)

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, a married man, and CARRIE SUE HINDS, a married woman,  
(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.

Property is subject to any and all agreements, restrictions, easements, limitations and/or rights-of-ways of record in the Probate Office of Shelby County, Alabama.

Pursuant to the life estate of Maggie W. Hinds, Maggie W. Hinds departed this life on August 3, 1996.

Said 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 3  
day of August, 1998

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

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

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY }

I, Kenneth W. Walker  
in said State, hereby certify that Bobby L. Hinds and Carrie Sue 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 3 day of August A.D. 1998

Kenneth W. Walker  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Apr. 26, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1998-30376

08/07/1998-30376  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
76.50

EXHIBIT "A"

Commence at the southwest corner of Lot 65 of "The Cottages at Stonehaven, First Addition" as recorded in Map Book 22, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama and run thence North 73 degrees 30 minutes 15 seconds East along the rear ( back ) lot lines of Lots 65 through Lot 50 inclusive a distance of 1,268.46' to a steel pin corner marking the southeast corner of Lot 50 of said " The Cottages at Stonehaven, First Addition", subdivision; Thence run South 24 degrees 56 minutes 27 seconds West a distance of 105.15' to a steel pin corner; Thence run South 12 degrees 30 minutes 54 seconds West a distance of 218.60' to a steel pin corner; Thence run South 73 degrees 30 minutes 15 seconds West a distance of 175.30' to a steel pin corner marking the northeast corner of Lot 132 of said " The Cottages at Stonehaven, Second Addition, Phase Two." and the point of beginning of the property being described; Thence run South 03 degrees 45 minutes 58 seconds West a distance of 286.64' to a point marking the southeast corner of Lot 129 of " The Cottages at Stonehaven, Second Addition, Phase Two" Thence run South 73 degrees 30 minutes 15 seconds West a distance of 919.15' to a steel pin corner; Thence run North 00 degrees 10 minutes 15 seconds West a distance of 281.35' to a steel pin corner; Thence run North 73 degrees 30 minutes 15 seconds East a distance of 1,021.59' to the point of beginning, containing 6.43 acres and containing 27 lots therein.

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08/07/1998-30376  
12:16 PM CERTIFIED

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DOE MCD 76.50