



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 Seventy-Four Thousand Nine Hundred and No/100 Dollars (\$74,900.00)

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 }

General Acknowledgment

a Notary Public in and for said County.

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. 19 98

Kenneth W. Walker Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Apr. 26, 2001. BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1998-30379

08/07/1998-30379 12:20 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 HCD

EXHIBIT "A"

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF STONEHAVEN, FIRST ADDITION, AS RECORDED IN MAP BOOK 23, PAGE 95, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 133.58' TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF STONEHAVEN DRIVE A DISTANCE OF 20.0' TO A POINT; THENCE RUN NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 50.00' TO A POINT ON THE EAST LINE OF SAME SAID STONEHAVEN DRIVE; THENCE RUN NORTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE SAID EAST LINE OF SAID STONEHAVEN DRIVE A DISTANCE OF 31.00' TO THE SOUTHWEST CORNER OF LOT 22 OF SAID STONEHAVEN, FIRST ADDITION; THENCE RUN NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 135.00' TO THE SOUTHWEST CORNER OF SAME SAID LOT 22; THENCE RUN NORTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINES OF LOTS 19, 20, 21 AND 22 OF SAME SAID STONEHAVEN, FIRST ADDITION A DISTANCE OF 360.00' TO THE SOUTHWEST CORNER OF LOT 8 OF SAME SAID STONEHAVEN, FIRST ADDITION; THENCE RUN NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST ALONG THE SAID SOUTH LINE OF SAID LOT 8 A DISTANCE OF 135.00' TO THE SOUTHWEST CORNER OF SAME SAID LOT 8; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF STONE ROAD A DISTANCE OF 41.57' TO A POINT; THENCE RUN NORTH 89 DEGREES 49 MINUTES 39 SECONDS EAST A DISTANCE OF 185.00' TO A POINT REPRESENTING THE NORTHEAST CORNER OF FUTURE LOT 9, OF FUTURE SUBDIVISION, STONEHAVEN, SECOND ADDITION; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE REAR LOT LINES OF FUTURE LOTS 5, 6, 7, 8 AND 9, OF FUTURE SUBDIVISION, STONEHAVEN, SECOND ADDITION, A DISTANCE OF 514.46' TO A POINT; THENCE RUN SOUTH 64 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 706.82' TO A POINT; THENCE RUN NORTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 487.41' TO THE POINT OF BEGINNING, CONTAINING 7.49 ACRES

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002 MCD 87.00