



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

This instrument was prepared by

(Name) J. Steven Mobley, Esquire
(Address) 2126 Morris Avenue
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-EIGHT THOUSAND ONE HUNDRED EIGHTY and NO/100 DOLLARS (\$38,180.00)

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 right-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 14th day of June, 1999.

_____(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

I, Kenneth W. Walker
in said State, hereby certify that Bobby L. Hinds and Carrie Sue Hinds

a Notary Public in and for said County.

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 14th day of June, A.D. 1999

Kenneth W. Walker
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr. 26, 1997.
BORNED THRU NOTARY PUBLIC UNDERWRITERS.

1999-25196
06/15/1999-25196
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JES

EXHIBIT "A"

THE VILLAGE AT STONEHAVEN
OVERALL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH ½ OF SECTION 23, TOWNSHIP 20 SOUTH, PAGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH EAST CORNER OF LOT 17 OF HEATHER RIDGE, SECOND ADDITION, PHASE ONE SUBDIVISION AS RECORDED IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY ALABAMA, IN MAP BOOK 20, PAGE 22; THENCE RUN EASTERLY ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 17 FOR 173.46 FEET TO THE CENTER LINE OF A 60 WIDE ALABAMA POWER EASEMENT, THENCE 58° 54' 51" LEFT AND RUN NORTHEASTERLY ALONG THE CENTER LINE OF SAID ALABAMA POWER COMPANY EASEMENT FOR 50.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 628.75 FEET; THENCE 90° RIGHT AND RUN SOUTHEASTERLY FOR 130.00 FEET; THENCE 90° LEFT AND RUN NORTHEASTERLY FOR 20.00 FEET; THENCE 90° RIGHT AND RUN SOUTHEASTERLY FOR 50.00 FEET; THENCE 90° RIGHT AND RUN SOUTHWESTERLY FOR 10.00 FEET; THENCE 90° LEFT AND RUN SOUTHEASTERLY FOR 100.00 FEET; THENCE 90° RIGHT AND RUN SOUTHWESTERLY FOR 390.00 FEET; THENCE 15° 32' 33" LEFT AND RUN SOUTHWESTERLY FOR 29.35 FEET; THENCE 14° 58' 13" LEFT AND RUN SOUTHERLY FOR 45.00 FEET; THENCE 90° RIGHT AND RUN WESTELY FOR 100.00 FEET, THENCE 90° LEFT AND RUN SOUTHERLY FOR 63.59 FEET, THENCE 90° RIGHT AND RUN WESTERLY FOR 50.00 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, THENCE 90° RIGHT TO BECOME TANGENT TO SAID CURVE, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90° AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 39.27 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN WESTERLY FOR 25.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 28° 48' 23" AND HAVING A RADIUS OF 317.04 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE; FOR 159.40 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN NORHTWESTERLY FOR 8.67 FEET TO POB. SAID PARCEL CONTAINS 166,313 SQUARE FEET OR 3.818 ACRES MORE OR LESS.

Inst # 1999-25196

06/15/1999-25196
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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