



**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 EIGHTY-SIX THOUSAND NINE HUNDRED FORTY AND NO/100 DOLLARS (\$86,940.00)

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 IN THE STATE OF ALABAMA  
MY CO. EXPIRES APR. 24, 2001  
BONDED THREE YEARS, FIDELITY UNDERWRITTEN

Inst. # 1999-25197  
06/15/1999-25197  
12:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 199

EXHIBIT "A"

THE RIDGE AT STONE HAVEN  
OVERALL DESCRIPTION

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

BEGIN AT THE SOUTH EAST CORNER OF LOT 1 OF HEATHER RIDGE SECOND ADDITION, PHASE ONE SUBDIVISION, SAID SUBDIVISION BEING RECORDED IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY ALABAMA, IN MAP BOOK 20, PAGE 22; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HEATHER LANE; THENCE RUN NORTH WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 180.93 FEET; THENCE 90° 30' 11" RIGHT AND RUN NORTH EASTERLY FOR 461.97 FEET; THENCE 90° 00' 00" RIGHT AND RUN SOUTHEASTERLY FOR 120.00 FEET; THENCE 90° 00' 00" LEFT AND RUN NORTHEASTERLY FOR 1.31 FEET; THENCE 90° RIGHT AND RUN SOUTHEASTERLY FOR 170.00 FEET; THENCE 69° 24' 34" RIGHT AND RUN SOUTHWESTERLY FOR 179.21 FEET; THENCE 105° 16' 13" LEFT AND RUN SOUTHEASTERLY FOR 400.72 FEET TO A POINT ON THE CENTER LINE OF A 60 FOOT WIDE ALABAMA POWER EASEMENT, THENCE 92° 16' 46" RIGHT AND RUN SOUTHWESTERLY ALONG THE CENTER LINE OF SAID EASEMENT FOR 235.83 FEET; THENCE 58° 54' 51" RIGHT AND RUN WESTERLY FOR 173.46 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID HEATHER RIDGE, SECOND ADDITION, PHASE ONE, THENCE CONTINUE WESTERLY ALONG THE LAST STATED COURSE AND ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20 AND PART OF 21 FOR 425.62 FEET TO THE SOUTHEAST CORNER LOT OF 23 SAID HEATHER RIDGE, THENCE 89° 31' 36" RIGHT AND RUN NORTHERLY ALONG THE EAST LINE OF LOT 23 AND 25 OF SAID HEATHER RIDGE FOR 342.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 25, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID HEATHER LANE; THENCE 64° 38' 15" RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 65.98 FEET; THENCE 90° 00' 00" LEFT AND RUN NORTHWESTERLY FOR 60.00 FEET TO THE POB SAID PARCEL CONTAINS 378,702 SQUARE FEET OR 8.694 ACRES MORE OR LESS.

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