



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

Inst # 2000-00691

01/06/2000-00691
 01:58 PM CERTIFIED
 SHELBY COUNTY CLERK OF PROBATE
 SEE PAGE 102, 103

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-NINE THOUSAND TWO HUNDRED EIGHTY AND NO/100 DOLLARS (\$89,280.00)

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 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 6th day of January, XX 2000

(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**, a Notary Public in and for said County, 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 6th day of January, A.D. 2000

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA
 MY COMMISSION EXPIRES ON _____
 BONDED TO THE NOTARY PUBLIC FOR THE SUM OF _____
Kenneth W. Walker

**Miller, Triplett & Miller Engineers, Inc.**

Consulting Engineers & Land Surveyors

3020 7th Avenue South
Birmingham, Alabama 35233

EXHIBIT "A"

Telephone (205) 320-0114
Fax (205) 320-0276**THE GLEN AT STONEHAVEN**

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN PART OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF PELHAM SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STONEBROOK LANE AND WALKER ROAD OF THE VILLAGE AT STONEHAVEN, PHASE I AS RECORDED IN MAP BOOK 25, PAGE 119 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE CENTERLINE OF SAID WALKER ROAD FOR 50.00 FEET TO THE END OF WALKER ROAD; SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE TURN 90° RIGHT AND RUN WEST ALONG THE END OF SAID WALKER ROAD FOR 25.00 FEET; THENCE TURN 18°15'12" LEFT AND RUN SOUTHWESTERLY FOR 284.66 FEET; THENCE TURN 40°39'39" LEFT AND RUN SOUTHWESTERLY FOR 394.60 FEET; THENCE TURN 30°01'38" LEFT AND RUN SOUTHERLY FOR 463.22 FEET; THENCE TURN 90° LEFT AND RUN EASTERLY FOR 500.00 FEET; THENCE TURN 90° LEFT AND RUN NORTHERLY FOR 732.92 FEET; THENCE TURN 88°36'15" RIGHT AND RUN EASTERLY FOR 44.62 FEET; THENCE TURN 90° LEFT AND RUN NORTHERLY FOR 50.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE TURN 90° LEFT TO BECOME TANGENT TO SAID CURVE, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90°20'14" AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID FOR 39.42 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN NORTHERLY FOR 91.42 FEET TO A POINT ON THE END OF SAID WALKER ROAD; THENCE TURN 90° LEFT AND RUN WESTERLY FOR 25.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 388,886 SQUARE FEET OR 8.928 ACRES, MORE OR LESS.

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SHELBY COUNTY JUDGE OF PROBATE
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