



**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 THIRTY THOUSAND NINETY AND NO/100 DOLLARS (\$30,090.00)

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

Kenneth W. Walker

Inst • 2000-00693  
01/06/2000-00693  
01:58 PM CERTIFIED  
SHELBY COUNTY, ALABAMA  
JUDGE OF PROBATE  
\$2.50

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

Consulting Engineers &amp; Land Surveyors

3020 7th Avenue South  
Birmingham, Alabama 35233Telephone (205) 320-0114  
Fax (205) 320-0276

EXHIBIT "A"

**THE VILLAGE AT STONEHAVEN  
PHASE II**

**A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN 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:**

**BEGIN AT THE NW CORNER OF LOT 13, 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, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WALKER ROAD; THENCE RUN SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 13 FOR 100.00 FEET; THENCE TURN 90° LEFT AND RUN NORTHEASTERLY FOR 250.00 FEET; THENCE TURN 14°57'39" RIGHT AND RUN NORTHEASTERLY FOR 159.58 FEET; THENCE TURN 90° LEFT AND RUN NORTHWESTERLY FOR 219.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 18°48'59" AND HAVING A RADIUS OF 275.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 90.31 FEET TO A POINT; THENCE FROM THE TANGENT OF SAID CURVE TURN 90° LEFT AND RUN RADIALY FOR 50.00 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT WIDE ALABAMA POWER COMPANY EASEMENT; THENCE TURN 33°46'36" LEFT AND RUN SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ALABAMA POWER COMPANY EASEMENT FOR 496.55 FEET TO THE NW CORNER OF LOT 12 OF SAID VILLAGE AT STONEHAVEN PHASE I; THENCE TURN 90° LEFT AND RUN SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR 130.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WALKER ROAD; THENCE TURN 90° LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 20.00 FEET TO THE END OF SAID WALKER ROAD; THENCE TURN 90° RIGHT AND RUN SOUTHEASTERLY ALONG THE END OF WALKER ROAD TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WALKER ROAD; THENCE TURN 90° RIGHT AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 10.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 131,070 SQUARE FEET OR 3.009 ACRES, MORE OR LESS.**

Inst # 2000-00693

01/06/2000-00693  
01:58 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
002 HHS 42.50