



JEFFERSON TITLE CORPORATION

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

1,000.00

This instrument was prepared by

Inst # 2000-16237

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

05/17/2000-16237
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 18.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
GARY E. CARTER and LARRY KENT

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
J. STEVEN MOBLEY, a married man dealing in his sole and separate property,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBITS "A" AND "B" 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.

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 war-
rant 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

day of MAY 15th XX 2000.

(SEAL)

GARY E. CARTER

(SEAL)

(SEAL)

LARRY KENT

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Peggy C. Dunaway

a Notary Public in and for said County,

in said State, hereby certify that Gary E. Carter and Larry Kent

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 15th day of May A.D. XX 2000.

My Commission Expires January 11, 2003

Peggy C. Dunaway

EXHIBIT "A"

PART OF ORIGINAL 9.88 ACRE PARCEL "C" WHICH IS IN
FALLISTON RIDGE SUBDIVISION

AN ACREAGE TRACT SITUATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF HELENA, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, SAID CORNER BEING A 2" OPEN PIPE; THENCE RUN SOUTH 89°28'22" EAST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 FOR 608.88 FEET MEASURED (609.34 FEET MAP) TO A 2" OPEN PIPE IRON; THENCE RUN NORTH 43°53'57" WEST FOR 347.74 FEET MEASURE (350.05 FEET MAP) TO A 2" OPEN PIPE IRON; THENCE RUN SOUTH 88°06'36" WEST FOR 231.60 FEET MEASURED (232.23 FEET MAP) TO AN OLD AXLE IRON; SAID POINT BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 43°37'56" WEST FOR 302.37 FEET MEASURE (302.12 FEET MAP) ALONG THE NORTHEAST LINE OF PROPOSED FALLISTON RIDGE TO A RAILROAD SPIKE; THENCE RUN NORTH 33°42'13" WEST ALONG THE NORTHEAST LINE OF PROPOSED FALLISTON RIDGE FOR 159.87 FEET; THENCE RUN SOUTH 43°59'10" WEST ALONG THE NORTHWESTERLY LINE OF LOT 18 OF PROPOSED FALLISTON RIDGE FOR 140.57 FEET; THENCE RUN NORTH 59°21'48" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 19 AND 20 AND THE END OF THE PROPOSED EXTENSION OF FALLISTON DRIVE FOR 350.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 20 OF PROPOSED FALLISTON RIDGE; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF PROPOSED FALLISTON RIDGE FOR 464.81 FEET; THENCE RUN NORTH 65°05'20" WEST ALONG SAID PROPOSED FALLISTON RIDGE FOR 134.05 FEET TO THE NE CORNER OF LOT 53 OF FALLISTON, SECTOR 3 PHASE I AS RECORDED IN MAP BOOK 20, PAGE 140 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 27°59'10" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 53 FOR 150.78 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FALLISTON DRIVE; THENCE RUN SOUTH 47°19'52" WEST ALONG THE END OF FALLISTON DRIVE FOR 53.01 FEET TO THE NE CORNER OF LOT 46 OF SAID FALLISTON, SECTOR 3, PHASE I; THENCE RUN SOUTH 27°59'10" ALONG THE SOUTHEASTERLY LINE OF SAID LOT 46 FOR 135.00 FEET TO THE SE CORNER OF SAID LOT 46 AND TO A POINT ON THE NORTHERLY LINE OF LOT 29 OF FALLISTON SECTOR 2 AS RECORDED IN MAP BOOK 19, PAGE 117 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 62°00'50" EAST ALONG THE NORTHERLY LINE OF SAID LOT 29 AND ALONG THE NORTHERLY LINE OF LOT 28 OF SAID FALLISTON SECTOR 2 FOR 146.05 FEET; THENCE RUN SOUTH 58°11'07" EAST ALONG THE NORTHERLY LINE OF LOTS 27 AND 26 OF SAID FALLISTON SECTOR 2 FOR 232.60 FEET TO THE COMMON CORNER OF SAID LOT 26 AND LOT 14 OF FALLISTON SECTOR 1 AS RECORDED IN MAP BOOK 18, PAGE 66 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 43°42'04" EAST ALONG THE

NORTHWESTERLY LINE OF LOTS 14 AND 15 OF SAID FALLISTON SECTOR 1 FOR 235.48 FEET; THENCE RUN SOUTH $45^{\circ}36'12''$ EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 FOR 76.75 FEET TO THE NE CORNER OF SAID LOT 15 AND THE NW CORNER OF LOT 16 OF SAID FALLISTON SECTOR 1, THENCE RUN NORTH $89^{\circ}56'21''$ EAST FOR 98.70 FEET MEASURED (98.81 FEET RECORD) TO THE NE CORNER OF SAID LOT 16; THENCE RUN SOUTH $1^{\circ}39'21''$ EAST ALONG THE EAST LINE OF SAID LOT 16 FOR 101.59 FEET MEASURED (100.09 FEET RECORD) TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 62,130 SQUARE FEET OR 1.426 ACRES, MORE OR LESS.

C&C

EXHIBIT "B"

PART OF ORIGINAL 9.88 ACRE PARCEL "C"

AN ACREAGE TRACT SITUATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF HELENA, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, SAID CORNER BEING A 2" OPEN PIPE; THENCE RUN SOUTH 89°28'22" EAST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 FOR 608.88 FEET MEASURED (609.34 FEET MAP) TO A 2" OPEN PIPE IRON; THENCE RUN NORTH 43°53'57" WEST FOR 347.74 FEET MEASURE (350.05 FEET MAP) TO A 2" OPEN PIPE IRON; THENCE RUN SOUTH 88°06'36" WEST FOR 231.60 FEET MEASURED (232.23 FEET MAP) TO AN OLD AXLE IRON; THENCE NORTH 43°37'56" WEST FOR 302.37 FEET MEASURED (302.12 FEET MAP) TO A RAILROAD SPIKE; THENCE RUN NORTH 33°42'13" WEST FOR 177.94 FEET; THENCE RUN NORTH 47°49'00" EAST FOR 228.41 FEET; THENCE RUN SOUTH 88°24'40" EAST FOR 42.51 FEET; THENCE RUN NORTH 19°27'44" EAST FOR 97.35 FEET; THENCE RUN NORTH 23°16'11" EAST FOR 59.05 FEET; THENCE RUN SOUTH 89°36'02" EAST FOR 196.52 FEET; THENCE RUN NORTH 15°14'14" EAST FOR 33.87 FEET; THENCE RUN NORTH 15°41'30" EAST FOR 100.08 FEET; THENCE RUN NORTH 15°00'53" EAST FOR 300.37 FEET TO AN EXISTING 3/4" REBAR IRON ON THE NORTH LINE OF SAID 1/4-1/4; THENCE RUN SOUTH 89°59'18" WEST ALONG SAID 1/4 1/4 LINE FOR 764.00 FEET; THENCE RUN SOUTH 0°00'42" EAST FOR 365.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ORIGINAL 9.88 ACRE PARCEL "C" AS SHOWN ON SAID R.C. FARMER SURVEY; SAID POINT BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH ALONG THE LAST DESCRIBED COURSE FOR 50.14 FEET; THENCE RUN SOUTH 33°05'01" WEST FOR 51.88 FEET; THENCE RUN SOUTH 43°59'10" WEST FOR 180.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 20 OF THE PROPOSED FALLISTON RIDGE SUBDIVISION; THENCE RUN SOUTH 43°59'10" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 20 FOR 97.90 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID ORIGINAL 9.88 ACRE PARCEL "C"; THENCE RUN NORTH 59°21'48" WEST ALONG SAID ORIGINAL PARCEL "C" LINE FOR 106.96 FEET TO THE COMMON CORNER OF PARCELS "A", "B", "C" AND "D" OF SAID R.C. FARMER SURVEY; THENCE RUN NORTH 52°39'33" EAST ALONG THE NORTHWESTERLY LINE OF SAID ORIGINAL PARCEL "C" FOR 394.11 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINS 26,452 SQUARE FEET OR 0.607 ACRES, MORE OR LESS.

Inst # 2000-16237

05/17/2000-16237
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 18.00