

1,000.00



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-0028

This instrument was prepared by

J. Steven Mobley, Esquire
2125 NORTH AVENUE
Birmingham, Alabama 35203

Inst # 2000-16238

SEAL/17/2000-16238
10:40 AM CERTIFIED
SHELBY COUNTY JUNE 17 2000
10:40

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,
J. STEVEN MOBLEY, A MARRIED MAN DEALING IN HIS SOLE AND SEPARATE PROPERTY,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
GARY E. CARTER and LARRY KENT

(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, COVENANTS
AND RIGHT-OF-WAYS OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED IN CODE OF ALABAMA, 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 20th
day of April, XX 2000.

(SEAL)

J. Steven Mobley
J. STEVEN MOBLEY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Kenneth W. Walker
in said State, hereby certify that J. Steven Mobley

a Notary Public in and for said County.

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, A.D. XX 2000.

Kenneth W. Walker

EXHIBIT "A"

PART OF PARCEL "D" WHICH IS INCLUDED IN THE
REVISED PARCEL "C" 10 ACRE DESCRIPTION

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 284.16 FEET MEASURE (284.48 FEET MAP) TO A REBAR IRON; SAID POINT
BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE
CONTINUE WESTERLY ALONG THE LAST DESCRIBED COURSE FOR 479.39 FEET;
THENCE RUN SOUTH 00°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; THENCE RUN NORTH 52°39'33" EAST ALONG SAID
PARCEL "C" NORTHWEST LINE FOR 602.88 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 87,689 OR 2.013 ACRES, MORE OR LESS.

Inst # 2000-16238

05/17/2000-16238
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 13.00