

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

KNOW ALL BY THESE PRESENTS, that in consideration of **Three Hundred Thirty One Thousand Fifty and no/100 Dollars (\$331,050.00)**, to the undersigned grantor, **J. Steven Mobley**, a married man dealing in his sole and separate property (the "Grantor"), in hand paid by **Shelby Development Co., Inc.** (hereinafter referred to as the "Grantee") the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year.

NOTES: **\$331,050.00 of the above consideration was paid with the proceeds of a loan secured by a mortgage recorded simultaneously herewith.**

This property does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever.

And said Grantor does for himself, his heirs and assigns, covenant with said Grantee its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 2000-17330

05/26/2000-17330
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 RNS 60.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25 day of May, 2000.

 (Seal)
J. Steven Mobley

STATE OF ALABAMA)

General acknowledgment

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Steven Mobley** whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of May, 2000.


Notary Public

4/26/01
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Shelby Development Co., Inc.
P.O. Box 1494
Pelham, AL 35124

EXHIBIT "A"

An acreage tract situated in the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, City of Helena, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21, said corner being a 2" open pipe; thence run South $89^{\circ}28'22''$ East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 608.88 feet measured (609.34 feet map) to a 2" open pipe iron; thence run North $43^{\circ}53'57''$ East for 70.00 feet; thence run North $11^{\circ}25'21''$ West for 196.38 feet to an old axle iron; thence run North $43^{\circ}37'56''$ West for 302.37 feet measured (302.12 feet map) to a railroad spike; thence run North $33^{\circ}42'13''$ West for 159.87 feet; thence run South $43^{\circ}59'10''$ West for 140.57 feet; thence run North $46^{\circ}00'50''$ West for 350.00 feet; thence run South $43^{\circ}59'10''$ West for 464.81 feet; thence run North $65^{\circ}05'20''$ West 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 Probate Office of Shelby County, Alabama; thence run South $27^{\circ}59'10''$ 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 $47^{\circ}19'52''$ 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 $27^{\circ}59'10''$ West 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 Probate Office of Shelby County, Alabama; thence run South $62^{\circ}00'50''$ 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 $58^{\circ}11'07''$ 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 Probate Office of Shelby County, Alabama; thence run North $43^{\circ}42'04''$ East along the Northwesternly 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.

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