

\$55,000.00



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

This instrument was prepared by

(Name) J. Steven Mobley, Esquire
2101 - 4th Avenue South, Suite 200
(Address) Birmingham, Alabama 35233

Inst # 2001-11349
03/28/2001-11349
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MB 75.00

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,
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
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.

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 28th
day of March, 2001. ~~XXXXXX~~

(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 28th day of March, 2001. ~~XXXXXXXXXXXX~~

Kenneth W. Walker
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Apr. 26, 2001.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

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

Consulting Engineers & Land Surveyors

3020 7th Avenue South
Birmingham, Alabama 35233*Exhibit "A"*Telephone (205) 320-0114
Fax (205) 320-0276VILLAGE AT STONEHAVEN
PHASE III

AN ACREAGE TRACT 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 SOUTHWEST CORNER OF LOT 23 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 CORNER BEING ON THE EAST RIGHT OF WAY LINE OF WALKER ROAD; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 23 FOR 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE TURN 90° LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 23 AND ALONG THE WESTERN BOUNDARY OF THE VILLAGE OF STONEHAVEN, PHASE III FOR 45.00 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF SAID VILLAGE AT STONEHAVEN, PHASE I; THENCE TURN 15°32'35" RIGHT AND RUN NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE WESTERN BOUNDARY OF THE VILLAGE OF STONEHAVEN PHASE III FOR 29.35 FEET TO THE MOST SOUTHERLY CORNER OF LOT 21 OF SAID VILLAGE AT STONEHAVEN, PHASE I; THENCE TURN 15°32'33" RIGHT AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 21, 20, 19, 18, 17, 16, 15, 14, AND 13 OF SAID VILLAGE AT STONEHAVEN, PHASE I AND ALONG THE WESTERN BOUNDARY OF THE VILLAGE OF STONEHAVEN, PHASE III, FOR 390.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 218 OF THE VILLAGE AT STONEHAVEN, PHASE II AS RECORDED IN MAP BOOK 26, PAGE 126 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE CONTINUE ALONG THE LAST STATED COURSE AND ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 218, 217, 216, 215, 214 AND PART OF LOT 213 OF SAID VILLAGE AT STONEHAVEN, PHASE II AND ALONG THE WESTERN BOUNDARY OF THE VILLAGE OF STONEHAVEN, PHASE III, FOR 250.00 FEET; THENCE TURN 12°57'53" RIGHT AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF PART OF LOT 213 AND ALONG LOTS 212 AND 211 OF SAID VILLAGE AT STONEHAVEN, PHASE II, AND ALONG THE WESTERN BOUNDARY OF THE VILLAGE OF STONEHAVEN, PHASE III, AND ALONG THE END OF STONEHAVEN DRIVE FOR 159.58 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID STONEHAVEN DRIVE; THENCE CONTINUE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 14.20 FEET TO A POINT ON THE WESTERLY 100 YEAR FLOODWAY LINE FOR BUCK CREEK AS PLOTTED GRAPHICALLY FROM F.E.M.A. COMMUNITY PANEL NUMBER 01 0193 0004 FOR THE TOWN OF PELHAM, DATED JUNE 15, 1981; THENCE TURN 95°59'50" RIGHT AND RUN SOUTHEASTERLY ALONG SAID FLOODWAY LINE FOR 83.18 FEET; THENCE TURN 5°57'09" LEFT AND RUN SOUTHEASTERLY FOR 226.26 FEET TO A POINT ON A TRAVERSE LINE WHICH RUNS ALONG THE WESTERLY BANK OF BUCK CREEK; THENCE TURN 65°48'10" RIGHT AND RUN SOUTHWESTERLY ALONG SAID BUCK CREEK FOR 24.27 FEET; THENCE TURN 15°56'27" RIGHT AND RUN SOUTHWESTERLY ALONG SAID BUCK CREEK FOR 39.92 FEET; THENCE TURN 34°34'41" RIGHT AND RUN SOUTHWESTERLY ALONG SAID BUCK CREEK FOR 8.73 FEET; THENCE TURN 62°59'28" RIGHT AND RUN NORTHWESTERLY FOR 126.13 FEET TO A POINT ON SAID 100 YEAR FLOODWAY LINE; THENCE TURN 89°40'24" LEFT AND RUN SOUTHWESTERLY ALONG SAID FLOODWAY LINE FOR 185.65 FEET;

THENCE TURN 19°45'18" LEFT AND RUN SOUTHWESTERLY ALONG SAID FLOODWAY LINE FOR 115.54 FEET; THENCE TURN 26°56'33" LEFT AND RUN SOUTHWESTERLY ALONG SAID FLOODWAY LINE FOR 22.49 FEET TO A POINT ON THE EASTERLY LINE OF LOT 326A OF THE VILLAGE AT STONEHAVEN, PHASE III (APPROVED BY THE CITY OF PELHAM BUT NOT YET RECORDED); THENCE TURN 26°43'50" LEFT AND RUN SOUTHEASTERLY ALONG SAID FLOODWAY LINE AND ALONG SAID LOT 326A EASTERLY LOT LINE FOR 87.89 FEET; THENCE TURN 8°07'22" RIGHT AND RUN SOUTHEASTERLY ALONG SAID FLOODWAY LINE AND ALONG SAID LOT 326A AND ALONG LOT 325A EASTERLY LOT LINE FOR 70.12 FEET; THENCE TURN 21°11'40" RIGHT AND RUN SOUTHEASTERLY ALONG SAID FLOODWAY LINE AND ALONG LOTS 325A, 324A, 323A, 322A, 321A, AND 320A EASTERLY LINE FOR 220.78 FEET TO THE SOUTHEAST CORNER OF LOT 320A; THENCE TURN 89°26'21" RIGHT AND RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 320A AND ALONG THE SOUTH LINE OF LOT 320 AND ALONG THE NORTH LINE OF LOT 145 OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 146, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, FOR 132.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WALKER WAY; THENCE CONTINUE WESTERLY ALONG THE LAST STATED COURSE FOR 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WALKER WAY, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 318 OF SAID VILLAGE AT STONEHAVEN, PHASE III; THENCE TURN 90° LEFT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID LOT 318 EAST LOT LINE FOR 7.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 318 AND THE NORTHEAST CORNER OF LOT 146 OF SAID BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE II; THENCE TURN 88°36'15" RIGHT AND RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 318 AND ALONG THE NORTH LINE OF SAID LOT 146, 147, AND 148 OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE II, AND PART OF LOT 149 OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE I, AS RECORDED IN MAP BOOK 27, PAGE 54, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, FOR 233.69 FEET TO THE SOUTHEAST CORNER OF LOT 319 OF SAID VILLAGE AT STONEHAVEN, PHASE III; THENCE CONTINUE WESTERLY ALONG THE LAST DESCRIBED COURSE AND ALONG THE SOUTH LINE OF SAID LOT 319 AND ALONG THE NORTH LINE OF LOTS 149 AND 150 OF SAID BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE I, FOR 100.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WALKER ROAD AND THE SOUTHWEST CORNER OF SAID LOT 319; THENCE TURN 90°20'14" RIGHT AND RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 319 AND ALONG SAID RIGHT OF WAY LINE FOR 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 319; THENCE CONTINUE NORTHERLY ALONG THE LAST DESCRIBED COURSE AND ALONG THE WEST END OF A 30 FOOT EASEMENT AND ALONG SAID RIGHT OF WAY LINE FOR 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 237,252 SQUARE FEET OR 5.447 ACRES, MORE OR LESS.

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