

\$1,000.00



JEFFERSON TITLE CORPORATION

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

Mobley Development, Inc.  
P.O. Box 59242  
Birmingham, Alabama 35259

This instrument was prepared by

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

Inst # 2001-42068

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

09/28/2001-42068  
12:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
US: CH 18.00

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 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, 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 28th

day of September, 2001.

\_\_\_\_\_(SEAL) J. Steven Mobley \_\_\_\_\_(SEAL)  
J. STEVEN MOBLEY  
\_\_\_\_\_(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 September, 2001

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 26, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Kenneth W. Walker

Notary Public

Exhibit "A"



Miller, Triplett & Miller Engineers, Inc.

Consulting Engineers & Land Surveyors

3020 7th Avenue South  
Birmingham, Alabama 35233

Telephone (205) 320-0114  
Fax (205) 320-0276

THE RIDGE AT STONEHAVEN  
PHASE II  
OVERALL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH ½ OF SECTION 23,  
TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF LOT 105 OF THE RIDGE AT STONEHAVEN  
AS RECORDED IN MAP BOOK 25, PAGE 118 IN THE JUDGE OF PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING ON THE  
NORTHERLY RIGHT-OF-WAY LINE OF HEATHER LANE; THENCE RUN  
NORTH 24° 59' 44" EAST ALONG THE EAST PROPERTY LINE OF LOT 105  
FOR 120.00 FEET TO THE NE CORNER OF LOT 105, SAID POINT BEING ON  
THE SOUTHEASTERLY LINE OF A COLONIAL GAS PIPELINE RIGHT-OF-  
WAY; THENCE RUN NORTH 65° 00' 16" EAST ALONG SAID RIGHT-OF-WAY  
LINE FOR 242.77 FEET; THENCE RUN NORTH 47° 47' 30" EAST ALONG  
SAID RIGHT-OF-WAY LINE FOR 620.87 FEET TO A POINT ON THE WEST  
RIGHT-OF-WAY LINE OF THE PROPOSED EXTENSION OF STONEHAVEN  
TRAIL (SAID ROAD EXTENSION IS UNDER CONSTRUCTION AS PART OF  
THE VILLAGE AT STONEHAVEN PHASE IV), SAID POINT BEING ON A  
CURVE TO THE LEFT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF  
6° 20' 34", A RADIUS OF 525.00 FEET AND A CHORD BEARING OF SOUTH  
20° 48' 14" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF  
SAID CURVE AND ALONG SAID PROPOSED RIGHT-OF-WAY LINE FOR  
58.12 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID  
CURVE RUN SOUTH 23° 58' 31" EAST ALONG SAID PROPOSED RIGHT-OF-  
WAY LINE FOR 295.71 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 00° 49' 28", A  
RADIUS OF 325.00 FEET AND A CHORD BEARING OF SOUTH 24° 23' 15"  
EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE  
AND ALONG SAID PROPOSED RIGHT-OF-WAY LINE FOR 4.68 FEET TO  
THE END OF SAID CURVE AND TO THE NE CORNER OF LOT 210 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, SAID POINT ALSO BEING ON THE CENTER LINE OF A 60 FOOT  
WIDE ALABAMA POWER COMPANY EASEMENT; THENCE RUN SOUTH 31°  
25' 23" WEST ALONG SAID ALABAMA POWER COMPANY EASEMENT  
CENTER LINE AND ALONG THE NORTHWESTERLY LINE OF LOTS 210, 209,  
208, 207, 206, 205, 204, 203, 202 AND 201 OF SAID VILLAGE AT

STONEHAVEN PHASE II AND ALONG THE NORTHWESTERLY LINE OF LOTS 12, 11, 10, 9, 8, 7, 6, 5, 4 AND PART OF LOT 3 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 FOR 909.83 FEET TO THE NE CORNER OF LOT 115 OF SAID RIDGE AT STONEHAVEN PHASE I; THENCE RUN NORTH 60° 51' 24" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 115, 114, 113, 112 AND 111 FOR 400.72 FEET TO THE COMMON CORNER OF LOTS 111, 110 AND 108 OF SAID RIDGE AT STONEHAVEN PHASE I; THENCE RUN NORTH 44° 24' 50" EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 108, 107 AND 106 OF SAID RIDGE AT STONEHAVEN PHASE I FOR 179.21 FEET TO THE SE CORNER OF SAID LOT 106; THENCE RUN NORTH 24° 59' 44" WEST ALONG THE EASTERLY LINE OF SAID LOT 106 FOR 120.00 FEET TO THE NE CORNER OF LOT 106, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HEATHER LANE; THENCE RUN NORTH 24° 59' 44" WEST ALONG THE END OF HEATHER LANE FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HEATHER LANE; THENCE RUN SOUTH 65° 00' 16" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 444,155 SQUARE FEET OR 10.196 ACRES MORE OR LESS.

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