

GENERAL WARRANTY DEED

STATE OF ALABAMA

Send Tax Notice To:

COUNTY OF SHELBY

Weatherly Residential Association, Inc.
One Riverchase Office Plaza, Suite 200
Birmingham, Alabama 35244
Attention: President

\$200,000.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **J. STEVEN MOBLEY**, a married man ("Grantor"), by **WEATHERLY RESIDENTIAL ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY, forever, unto Grantee, its successors and assigns, in fee simple, together with every contingent remainder and right of reversion, the property situated in Shelby County, Alabama and more particularly described on Exhibit A attached hereto; together with all and singular the improvements thereon, fixtures, rights, easements, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the following:

1. Taxes due for the year 2005 which are a lien on the property, but are not yet due and payable.
2. Non-exclusive perpetual easement for ingress and egress and utilities as set out in document recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument # 1993-37546, as assigned by Assignment of Easement recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument # 1993-40410.
3. Non-exclusive easement for ingress, egress and utilities as set out in document recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument # 1995-6002.

The property conveyed by this deed does not constitute a homestead in the hands of the Grantor.

Grantor does for himself, and for his heirs, representatives and assigns, covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of said property; that said property is free from any and all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey said property; and that Grantor will, and his heirs, representatives and assigns shall, forever warrant and defend said property to Grantee and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

\$181,359.00 of the purchase price is secured
by Purchase money mortgage.

Title Group

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, in fee simple, forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14th day of July, 2005.

GRANTOR:




J. Steven Mobley

STATE OF ALABAMA)
 :
SHELBY 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 instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 14 day of July, 2005.



NOTARY PUBLIC
My Commission Expires: 5-7-06

[SEAL]

This instrument prepared by:

Herbert Harold West, Jr., Esq.
Cabaniss, Johnston, Gardner,
Dumas & O'Neal LLP
Post Office Box 830612
Birmingham, AL 35283-0612

EXHIBIT A

Part of the NW ¼ of the SW ¼ of Section 31, Township 20 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at the most Southerly corner of Lot 116, Weatherly Brentwood Sector 15 - Phase II, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 20, Page 8; run in a Northeasterly direction along the Southeast line of Lot 116 and its Northeasterly extension thereof for a distance of 338.56 feet to an existing iron pin, being on the curved Southwest right-of-way line of Weatherly Club Drive, said Southwesterly right-of-way line of Weatherly Club Drive being concave in a Southwest direction and having a central angle of 26 degrees, 55 minutes, 54 seconds and a radius of 1050.0 feet; thence turn an angle to the right (98 degrees, 30 minutes, 30 seconds to the chord of said curve) and run in a Southeasterly direction along the arc of said curve and Southwesterly right-of-way line for a distance of 493.55 feet to an existing iron rebar, being at point of intersection with the Northwest right-of-way line of Wembley Way; thence turn an angle to the right (112 degrees, 27 minutes, 23 seconds from last mentioned chord line) and run in a Southwesterly direction along the Northwest right-of-way line of said Wembley Way for a distance of 184.92 feet to an existing iron pin, being the point of beginning of a curve. Said curve being concave in a Southeasterly direction and having a central angle of 36 degrees, 39 minutes, 09 seconds and a radius of 349.28 feet; thence turn an angle to the left and run in a Southwesterly direction along the NW right-of-way line of Wembley Way for a distance of 223.44 feet to the point of ending of said curve; thence continue in a Southwesterly direction along the Northwest right-of-way line of said Wembley Way and along the line to the end of said curve for a distance of 37.71 feet to an existing iron pin; thence turn an angle to the right of 90 degrees, 00 minutes, 39 seconds and run in a Northwesterly direction for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 19 degrees, 55 minutes, 37 seconds and run in a Northerly direction for a distance of 249.99 feet to an existing iron pin; thence turn an angle to the right of 17 degrees, 48 minutes, 27 seconds and run in a Northerly direction for a distance of 61.50 feet to an existing iron pin, said iron pin being a corner of Lot 115 of said Weatherly Brentwood Sector 15 - Phase II; thence turn an angle to the right of 57 degrees, 56 minutes, 33 seconds and run in a Northeasterly direction along the Southeast line of said Lot 115, for a distance of 5.0 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Shelby County, AL 07/15/2005
State of Alabama

Deed Tax: \$19.00