

STATE OF ALABAMA )  
)  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **Two Hundred Forty Four Thousand Five Hundred & no/100 Dollars (\$244,500.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **MOBLEY DEVELOPMENT, INC.**, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **MENAWA HOMES, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 1336, 1337, 1338, 1339 and 1340, according to the Final Plat of Macallan at Ballantrae, Phase 2, as recorded in Map Book 39, Page 53, in the Probate Office of Shelby County, Alabama.**

**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, a lien but not yet due and payable.
2. Easements and building lines as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
4. Restrictions appearing of record in Instrument No. 2009-1144.

**NOTE:** All of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.

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

**-Remainder of page intentionally left blank-**

IN WITNESS WHEREOF, the said Grantor by its President, J. Steven Mobley, who is authorized to execute this conveyance, has executed this instrument, this the 28 day of July, 2009.

Mobley Development, Inc.

By: J. Steven Mobley  
Name: J. Steven Mobley  
Title: President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Steven Mobley whose name as the President of Mobley Development, Inc., an Alabama corporation 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 28 day of July, 2009.

Jennifer L. Leuma  
Notary Public  
My Commission Expires OCTOBER 2, 2012

THIS INSTRUMENT PREPARED BY:

James E. Vann  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, AL 35205  
(205) 930-5484

SEND TAX NOTICE TO:

Menawa Homes, LLC  
109 Kilberry Way  
Pelham, Alabama 35124



20090729000290900 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/29/2009 02:51:32 PM FILED/CERT