


Send Tax Notice To: Mobley Development, Inc.
2101 – 4th Avenue South
Suite 200
Birmingham, AL 35233

This instrument was prepared by:
Brian Plant
2101 – 4th Avenue South, Ste. 200
Birmingham, Alabama 35233


20120905000336090 1/4 \$99.00
Shelby Cnty Judge of Probate, AL
09/05/2012 03:52:10 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Seventy-Eight Thousand and 00/100 Dollars (\$78,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **J. Steven Mobley**, a married man (herein referred to as Grantor), does grant, bargain, sell and convey unto **Mobley Development, Inc.**, an Alabama Subchapter S corporation (herein referred to as Grantee), the following described real estate situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal descriptions


- Subject to:
1. General and special taxes or assessments for 2003 and subsequent years not yet due and payable.
 2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

NOTE: The real property conveyed herein does not constitute any portion of the homestead of the Grantor or his spouse.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 25th day of April, 2003.


J. STEVEN MOBLEY

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 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 the 25th day of April, 2003.

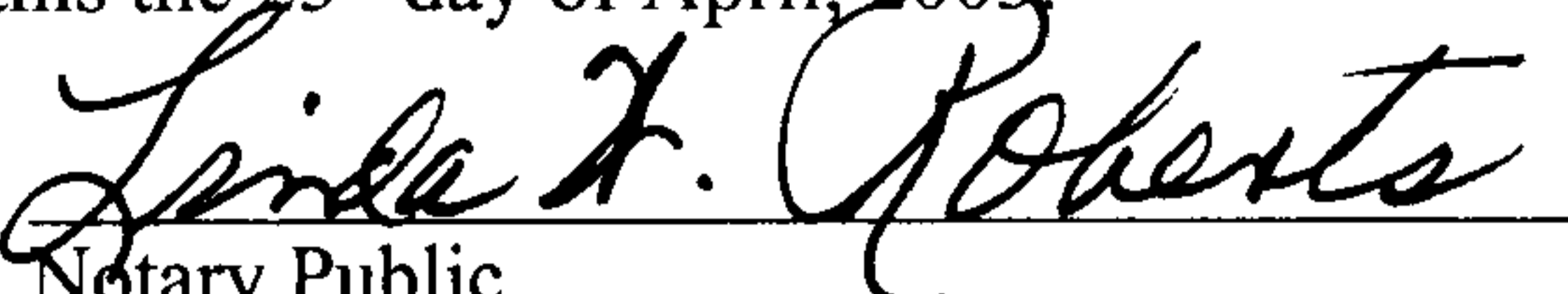
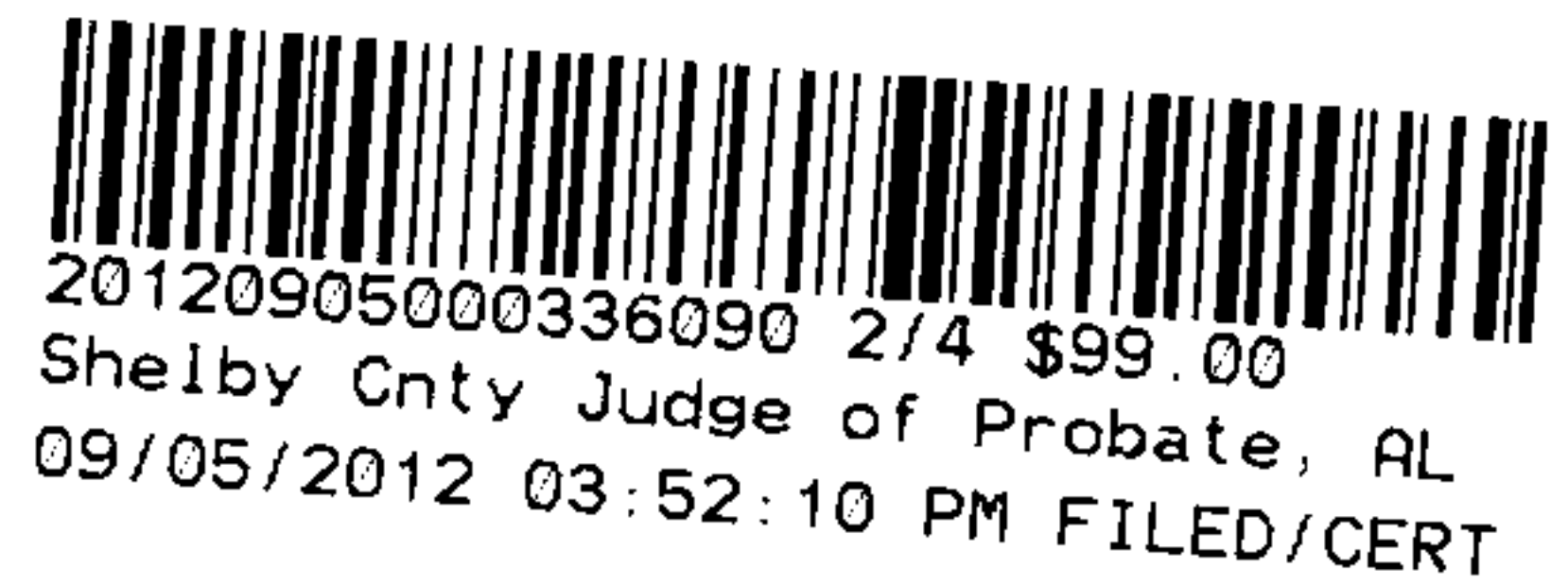

Notary Public
My Commission Expires: March 29, 2005

EXHIBIT "A"




TRACT 1:

Commence at the NW Corner of the SE 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S89°13'35" E a distance of 738.67'; thence S 00°46'25" W a distance of 541.96' to the POINT OF BEGINNING; thence N 78°14'14" E a distance of 56.77'; thence N 72°48'17" E a distance of 66.47'; thence N 78°39'30" E a distance of 78.84'; thence N 85°33'33" E a distance of 78.84'; thence S 87°32'23" E a distance of 78.84'; thence S 80°38'20" E a distance of 78.84'; thence S 76°57'17" E a distance of 125.55' to the point of a non tangent curve turning to the right with a radius of 275.00', a delta angle of 5°20'24", and subtended by a chord which bears N 50°01'32" E, a chord distance of 25.62'; thence along said curve an arc distance of 25.63', to the point of a reverse curve turning to the left with a radius of 175.00', a delta angle of 6°00'26", and subtended by a chord which bears N 49°41'31" E, a chord distance of 18.34'; thence along said curve an arc distance of 18.35'; thence S 43°18'42" E a distance of 175.00'; thence S 43°16'16" W a distance of 58.89'; thence S 26°59'08" W a distance of 42.53'; thence S 11°14'32" W a distance of 74.26'; thence S 06°51'32" W a distance of 80.00'; thence N 83°08'28" W a distance of 175.00'; thence S 06°51'32" W a distance of 49.90'; thence N 83°08'28" W a distance of 176.98'; thence N 88°28'12" W a distance of 70.63'; thence S 89°13'00" W a distance of 278.02'; thence N 00°47'00" W a distance of 200.00'; thence N 89°13'00" E a distance of 21.03'; thence N 00°47'00" W a distance of 125.00'; thence N 82°53'42" E a distance of 64.09' to the Point of Beginning,

TRACT 2:

Commence at the NW Corner of the SE 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 89°13'35" E a distance of 1639.01'; thence S 00°46'25" W a distance of 959.26' to the POINT OF BEGINNING; thence S 75°03'22" E a distance of 420.00'; thence S 76°23'12" E a distance of 62.51'; thence S 80°58'45" E a distance of 61.71'; thence S 85°41'41" E a distance of 61.71'; thence N 89°35'23" E a distance of 61.71'; thence S 02°46'05" E a distance of 120.00' to the point of a non tangent turning to the left with a radius of 870.00', a delta angle of 1°14'09", and subtended by a chord which bears N 86°36'51" E, a chord distance of 18.77'; thence along said curve an arc distance of 18.77'; thence S 04°00'14" E a distance of 200.00' to the point of a non tangent curve turning to the right with a radius of 1070.00', a delta angle of 18°56'53", and subtended by a chord which bears N 84°31'48" W, a chord distance of 352.24'; thence along said curve an arc distance of 353.85'; thence N 75°03'22" W a distance of 395.77' to a point of curve turning to the left with a radius of 3030.00', a delta angle of 1°13'29", and subtended by a chord which bears N 75°40'06" W, a chord distance of 64.77'; thence along said curve an arc distance of 64.77' to a point of a non tangent curve turning to the left with a radius of 25.00', a delta angle of 88°46'45", and subtended by a chord which bears N 59°20'01" E, a chord distance of 34.98'; thence along said curve an arc distance of 38.74'; thence N 14°56'38" E a distance of 295.69' to the Point of Beginning,

EXHIBIT "A" (con't)


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TRACT 3:

Commence at the NW Corner of the SE 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 89°13'35" E a distance of 1639.01'; thence S 00°46'25" W a distance of 959.26' to the POINT OF BEGINNING; thence S 14°56'38" W a distance of 295.69' to the point of curve turning to the right with a radius of 25.00', a delta angle of 88°46'45", and subtended by a chord which bears S 59°20'01" W, a chord distance of 34.98'; thence along said curve an arc distance of 38.74', to the point of a reverse curve turning to the left with a radius of 3030.00', a delta angle of 4°01'37", and subtended by a chord which bears N 78°17'25" W, a chord distance of 212.91', ; thence along said curve an arc distance of 212.95'; thence N 06°51'32" E a distance of 336.04'; thence S 75°03'22" E a distance of 284.30'; which is the point of beginning,

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name J. Steven Mobley
Mailing Address 2101 4th Ave. South Ste 200
Birmingham, AL 35233

Grantee's Name Mobley Development, Inc.
Mailing Address 2101 4th Ave. South Ste 200
Birmingham, AL 35233

Property Address See Deed
N/A

Date of Sale April 25, 2003
Total Purchase Price \$ 78,000.00



20120905000336090 4/4 \$99.00
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or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Statutory Warranty Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date Sept. 5, 2012

Unattested

(verified by)

Print J. Steven Mobley
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1