

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

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

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**STATUTORY WARRANTY DEED**

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

THAT IN CONSIDERATION OF **One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00)** 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 description*

Subject to:

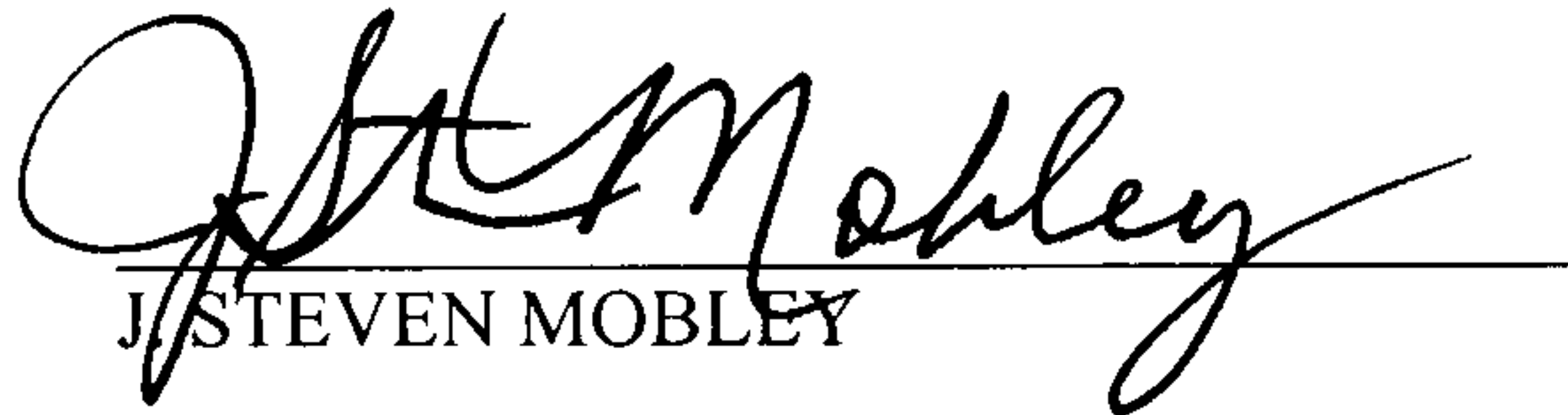
1. General and special taxes or assessments for 2012 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

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.

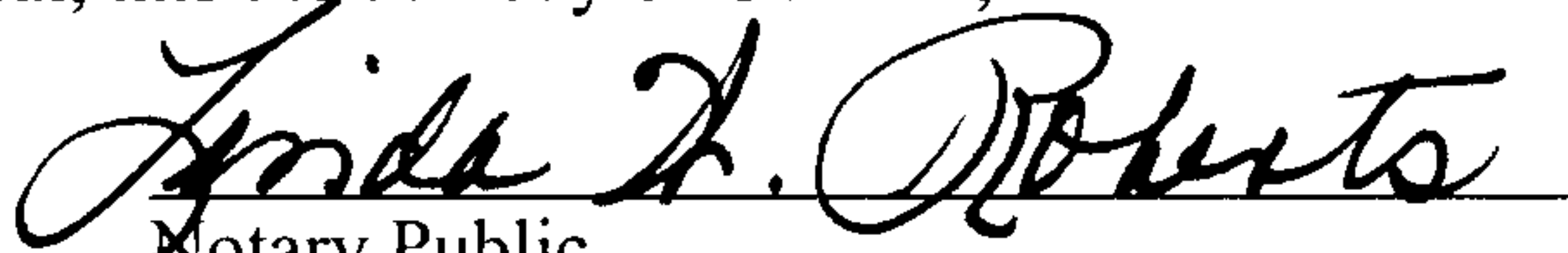
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 17<sup>th</sup> day of October, 2012.

  
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 17<sup>th</sup> day of October, 2012.


  
Notary Public  
My Commission Expires: 3-29-13

**EXHIBIT "A"**

**Attached hereto and made a part of that certain Statutory Warranty Deed  
dated October 17, 2012, by and between J. Steven Mobley, Grantor,  
and Mobley Development, Inc., Grantee**

A Parcel of land situated in the South 1/2 of Section 27, Township 20 South, Range 2  
West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of said Section 27; thence S 89°13'35" W, a  
distance of 675.04'; thence S 00°46'25" W, a distance of 545.75' to the POINT OF  
BEGINNING; thence S 89°13'00" W a distance of 130.00'; thence N 89°00'18" W a  
distance of 60.31'; thence N 80°19'55" W a distance of 59.63'; thence N 77°58'16" W a  
distance of 165.28'; thence N 85°03'20" W a distance of 111.91'; thence S 03°09'44" W a  
distance of 125.00' to the point of a non tangent curve turning to the left with a radius of  
1030.00', a delta angle of 0°44'18", and subtended by a chord which bears N 87°12'25"  
W, a chord distance of 13.27', ; thence along said curve an arc distance of 13.27',; thence  
S 02°25'26" W a distance of 209.54'; thence S 88°14'43" E a distance of 24.70'; thence S  
84°39'50" E a distance of 71.56'; thence S 81°04'56" E a distance of 71.56'; thence S  
77°30'02" E a distance of 71.56'; thence S 77°58'16" E a distance of 63.97'; thence S  
85°13'06" E a distance of 59.20'; thence N 89°17'54" E a distance of 176.67'; thence N  
00°47'00" W a distance of 199.98'; thence N 89°13'00" E a distance of 21.03'; thence N  
00°47'00" W a distance of 130.00' to the POINT OF BEGINNING.  
having an area of 4.1 acres more or less.

  
20121022000403680 2/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
10/22/2012 10:59:39 AM FILED/CERT

Shelby County, AL 10/22/2012  
State of Alabama  
Deed Tax: \$120.00



# 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 4<sup>TH</sup> AVE SOUTH  
SUITE 200  
B'ham, AL 35233

Grantee's Name MOBLEY DEVELOPMENT INC  
Mailing Address 2101 4<sup>TH</sup> AVE SOUTH  
SUITE 200  
B'ham, AL 35233


Property Address MULTIPLE LOTS  
N/A

Date of Sale OCT 17 2012  
Total Purchase Price \$ \$120,000  
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

  
20121022000403680 3/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
10/22/2012 10:59:39 AM FILED/CERT

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 10/22/12

Print ROBERT C. SINCER

Sign Robert C. Sincer

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1