

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Thirty Two Thousand and No/100ths Dollars (\$132,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN M. MOBLEY AND NORMA K. MOBLEY, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **DIANN M. GRIFFITH** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 6, Chanda Terrace Fourth Sector, as described in Map Book 12, page 99, in the Judge of Probate Office of Shelby County, Alabama.

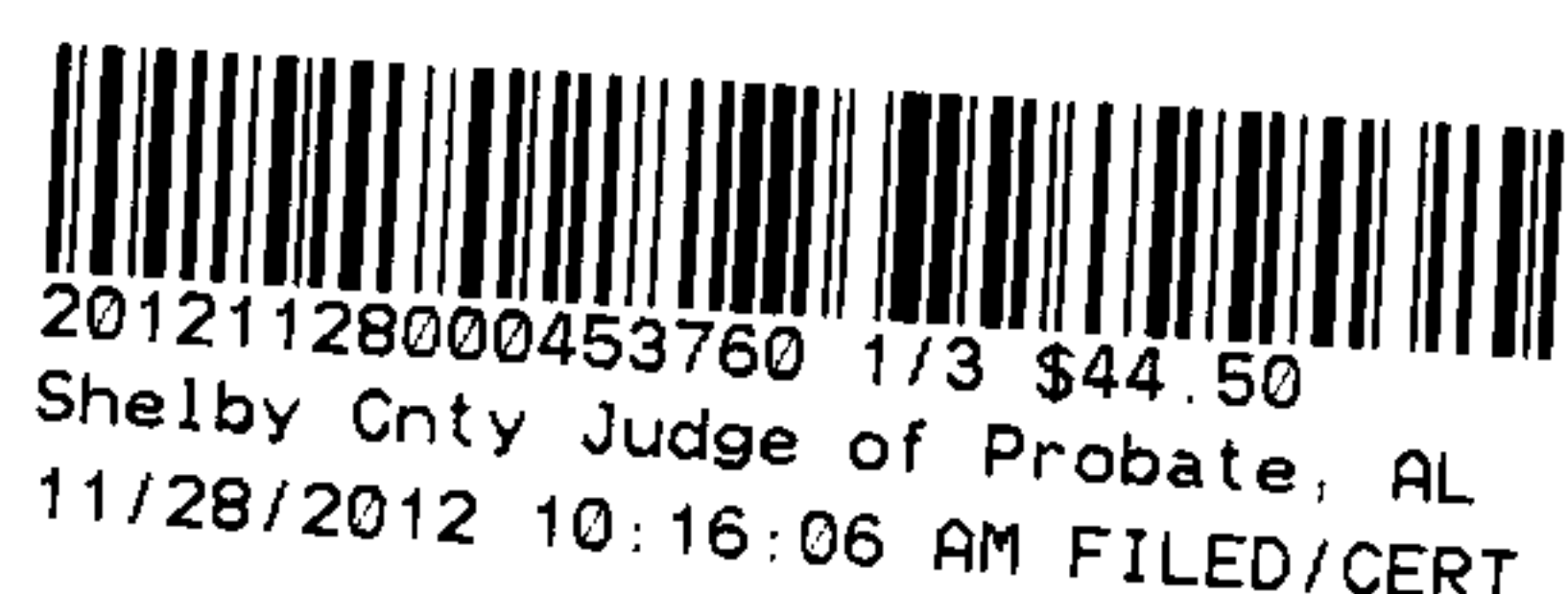
This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Restrictions, covenants, and conditions as set out in Real 209, page 261, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
2. **Agreement with Alabama Power Company as to underground cables recorded in Real 215, page 524 and covenants pertaining thereto recorded in Real 215, page 501, in Probate Office.**
3. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 196, page 548, in Probate Office.**
4. **Easement(s) granted to Alabama Power Company as set out in Real 230, page 783, in the Probate Office.**
5. **Restrictions, limitations and conditions as set out in Plat Book 12, page 99, in the Probate Office of Shelby County, Alabama.**

**\$ 105,600.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**


**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

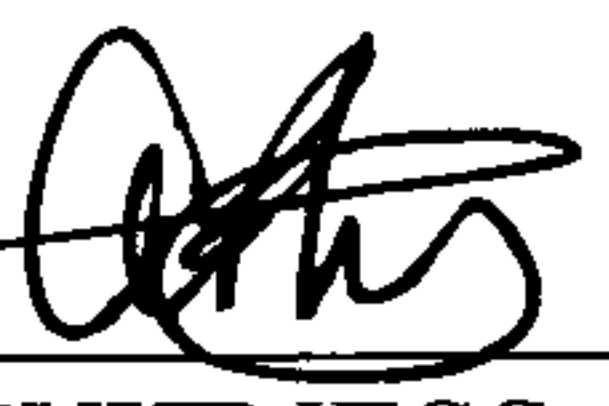
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

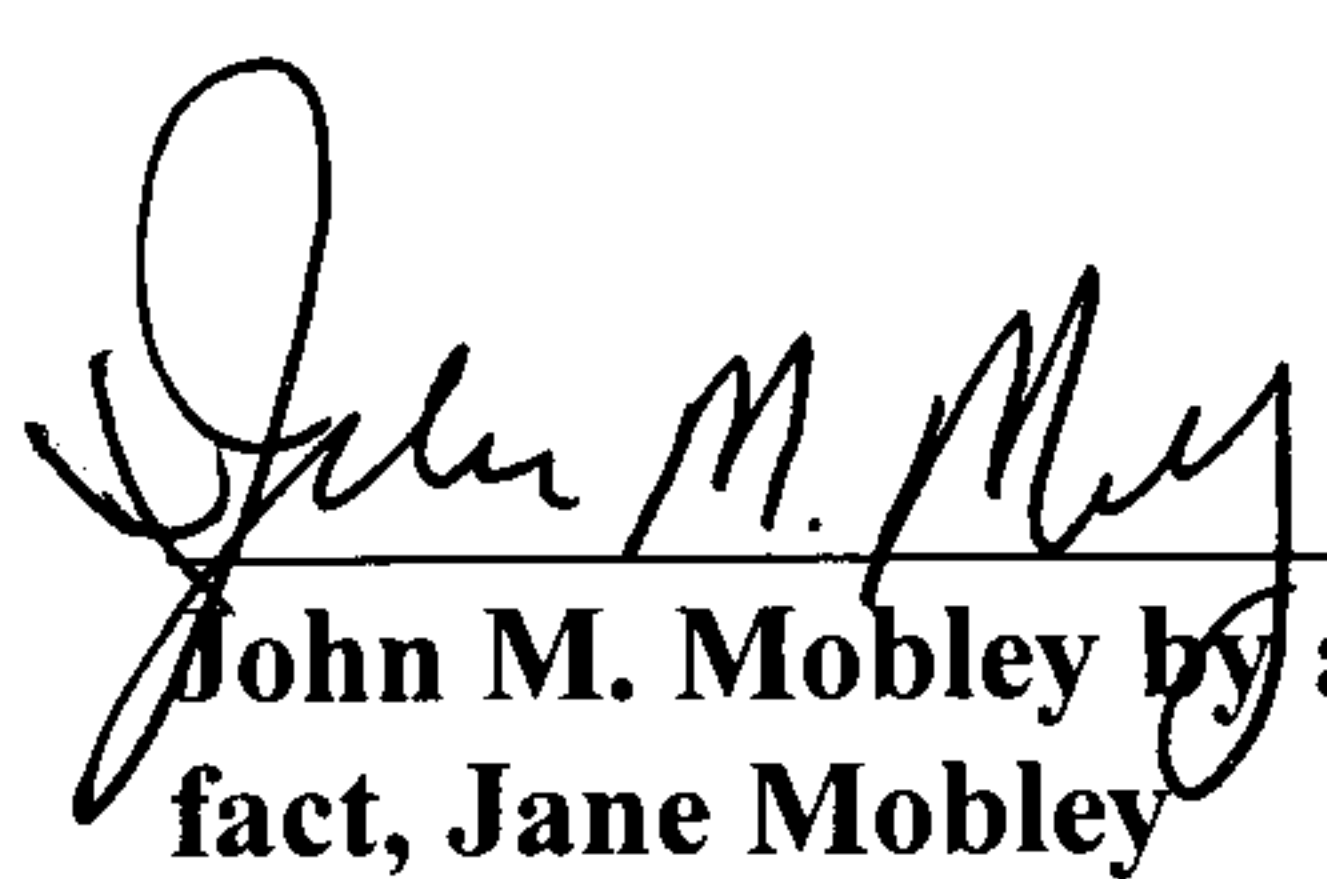


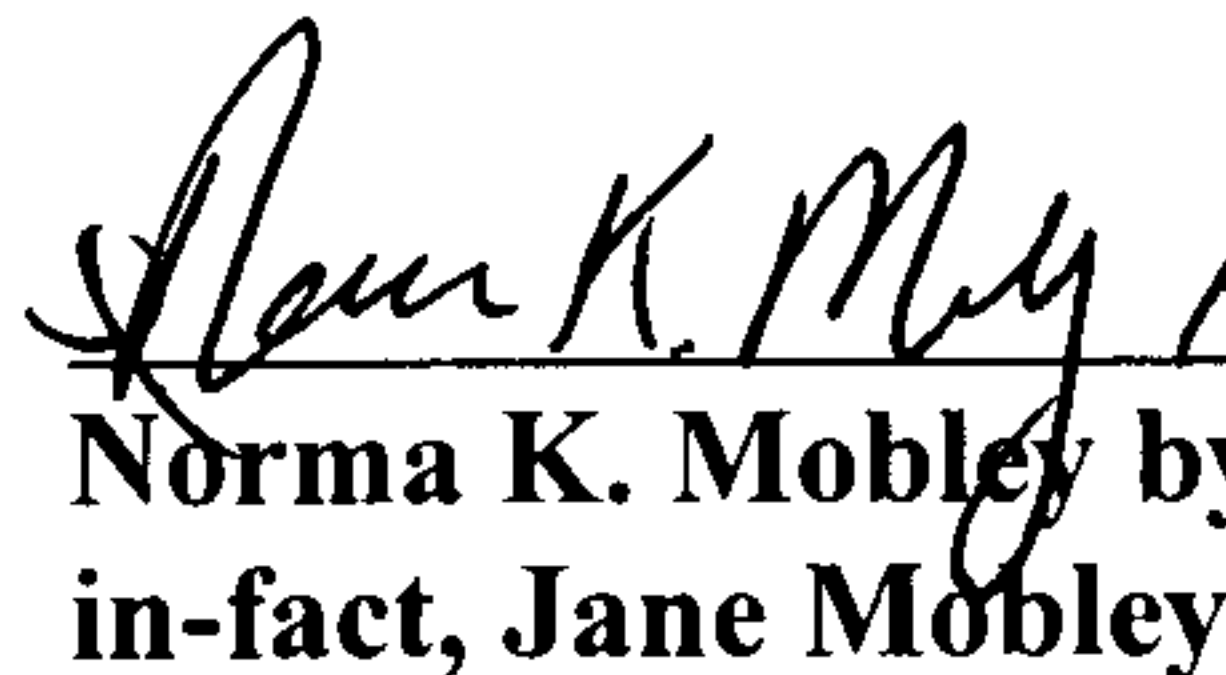
**Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 15th day of November, 2012.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
WITNESS

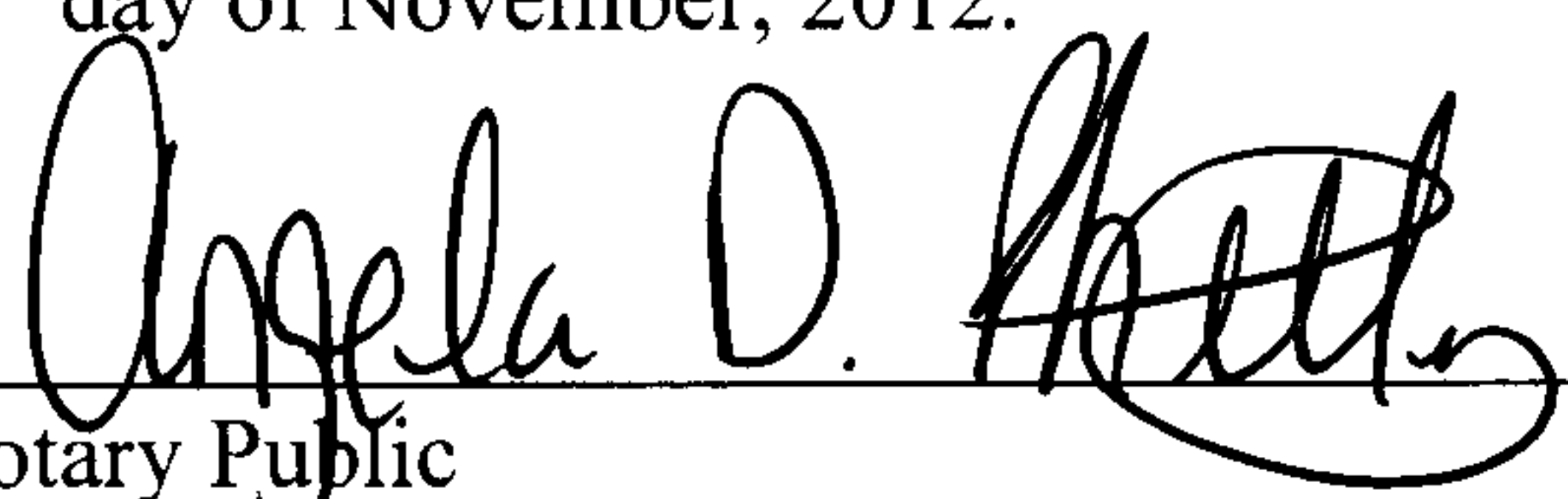
  
\_\_\_\_\_  
John M. Mobley by and through his attorney-in-fact, Jane Mobley

  
\_\_\_\_\_  
Norma K. Mobley by and through her attorney-in-fact, Jane Mobley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, ANGELA D. PHILLIPS, a Notary Public in and for said County, in said State, hereby certify that JANE MOBLEY, whose name as Attorney in fact for JOHN M. MOBLEY and NORMA K. MOBLEY, who 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 the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for JOHN M. MOBLEY AND NORMA K. MOBLEY on the day the same bears date.

Given under my hand and seal this 13<sup>TH</sup> day of November, 2012.

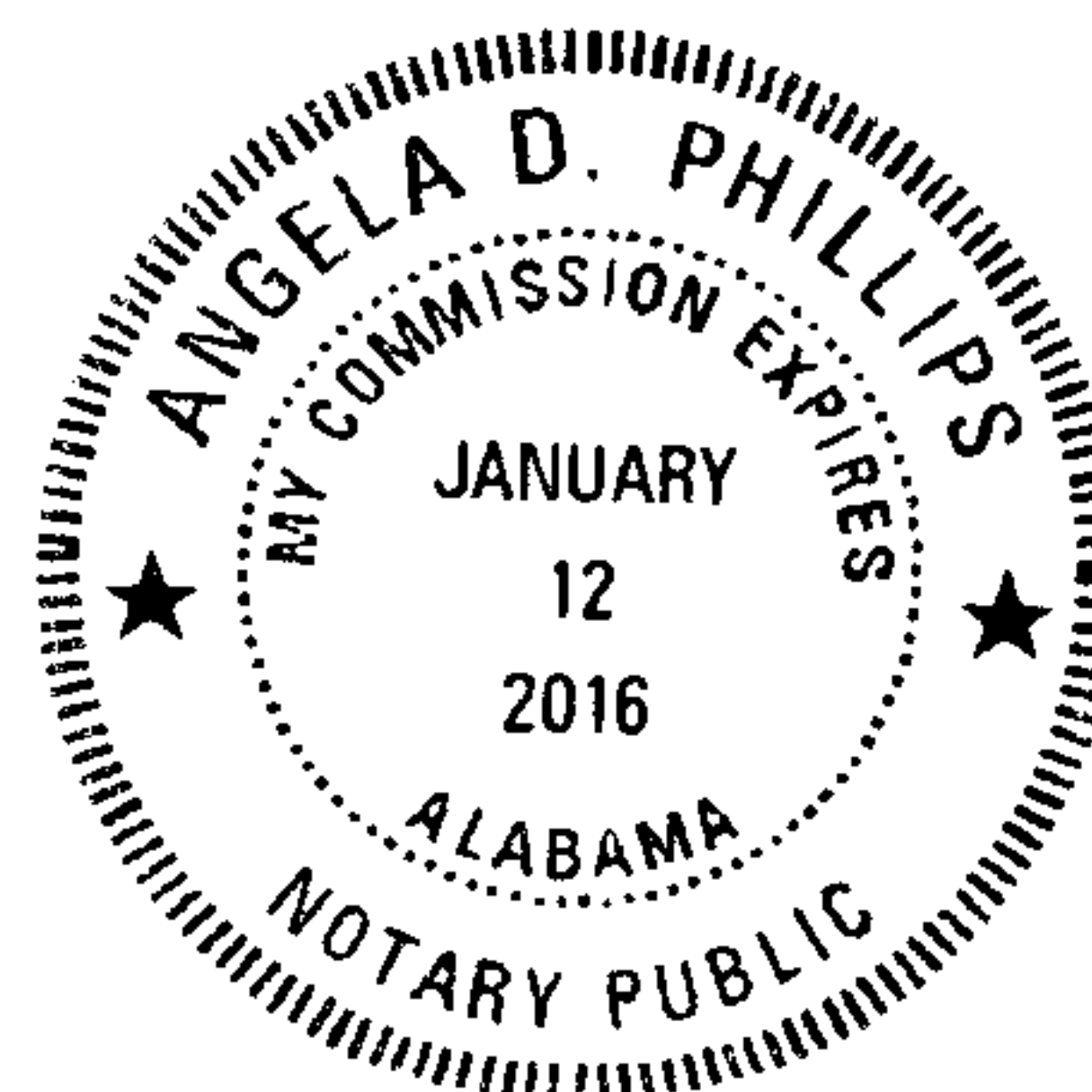
  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/2016

**SEND TAX NOTICE TO:**


Diann M. Griffith  
2701 Wellington Circle  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-10-2174



Shelby County, AL 11/28/2012  
State of Alabama  
Deed Tax: \$26.50

  
20121128000453760 2/3 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/28/2012 10:16:06 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name John Mobley  
Mailing Address 200 One Nineteen Blvd  
Hoover, AL 35242

Grantee's Name Diann M. Griffith  
Mailing Address 2701 Wellington Circle  
Pelham, AL 35124

Property Address 2701 Wellington Circle  
Pelham AL 35124

Date of Sale 11/15/12  
Total Purchase Price \$ 132,000.00

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

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 11/15/12

☐ Unattested

[Signature]  
(verified by)

Print John Mobley

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1