

Send Tax Notice To: Robin Reed Mobley, Trustee
2437 Vestavia Drive
Birmingham, AL 35216

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

WARRANTY DEED

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

THAT IN CONSIDERATION OF **One Dollar (\$1.00)** and other good and valuable consideration in hand paid to the undersigned **J. Steven Mobley** (herein referred to as the “Grantor”), by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto **Robin Reed Mobley, as Trustee of the James Steven Mobley Irrevocable Trust** (herein referred to as the “Grantee”), an undivided one-half (1/2) interest in and to the following described real estate situated in the State of Alabama, County of Shelby (the “Property”), to-wit:

SEE THE ATTACHED EXHIBIT “A” FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

- Subject to:
- 1. General and special taxes or assessments for 2013 and subsequent years not yet due and payable.
 - 2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, and mineral and mining rights of record.

TO HAVE AND TO HOLD to the said Grantee and her successors and assigns, forever, with every contingent remainder and right of reversion.

Said Grantor does for himself, his successors and assigns, covenant with said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

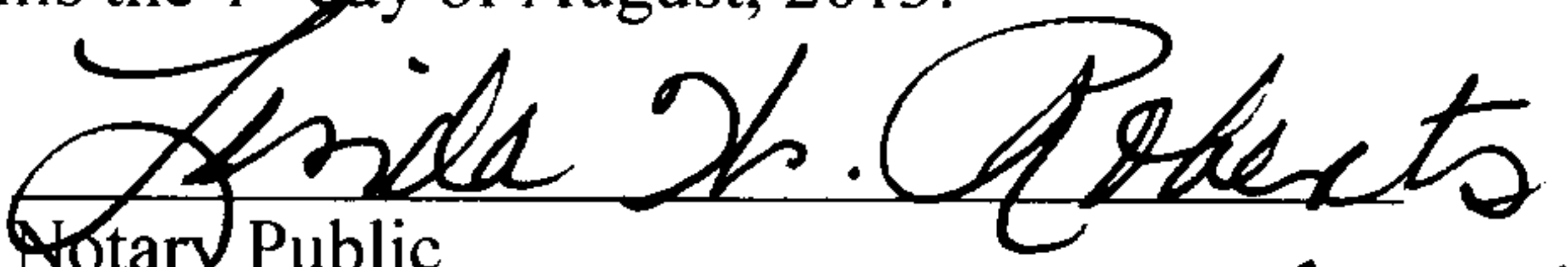
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 1st day of August, 2013.


STATE OF ALABAMA)
COUNTY OF SHELBY)


J. Steven Mobley

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 1st day of August, 2013.



Notary Public
My Commission Expires: 3-29-17


20131029000427120 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
10/29/2013 10:53:52 AM FILED/CERT

Shelby County, AL 10/29/2013
State of Alabama
Deed Tax: \$45.00

EXHIBIT "A"

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 1861.63'; thence S 00°46'25" W a distance of 538.82' to the POINT OF BEGINNING; thence S 56°39'50" E a distance of 80.00'; thence S 52°43'12" E a distance of 146.98'; thence S 74°39'42" E a distance of 130.26'; thence S 67°36'01" E a distance of 94.64'; thence S 19°19'21" E a distance of 167.10'; thence S 09°54'19" E a distance of 189.76'; thence S 84°22'21" W a distance of 62.68'; thence S 89°35'23" W a distance of 61.71'; thence N 85°41'41" W a distance of 61.71'; thence N 80°58'45" W a distance of 61.71'; thence N 76°23'12" W a distance of 62.51'; thence N 75°03'22" W a distance of 420.00'; thence N 14°56'38" E a distance of 124.29'; thence with a curve turning to the right with a radius of 305.00', a delta angle of 22°20'10", and subtended by a chord which bears N 26°06'43" E, a chord distance of 118.15', ; thence along said curve an arc distance of 118.90',; thence N 37°16'48" E a distance of 208.89'; thence with a curve turning to the left with a radius of 445.00', a delta angle of 3°56'38", and subtended by a chord which bears N 35°18'29" E, a chord distance of 30.63', ; thence along said curve an arc distance of 30.63', to the Point of Beginning, having an area of 5.6 acres more or less


20131029000427120 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
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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.S, Suite 200
B'ham, AL 35233

Grantee's Name Robin Reed Mobley-Trustee*
Mailing Address 2437 Vestavia Drive
Vestavia Hills, AL 35216
*of James Steven Mobley Irrevocable Trust

Property Address Ballantrae (City of Pelham))

Date of Sale August 1, 2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 45,000.00

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 Verified by Tax Assessment Information

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 August 1, 2013

Print J. Steven Mobley

Unattested

(verified by)

Sign

J. Steven Mobley
(Grantor) Grantee/Owner/Agent circle one

Form RT-1

