


Send Tax Notice To: SouthPoint Bank
3500 Colonnade Parkway, Ste. 140
Birmingham, AL 35243

This instrument was prepared by:
Brian Plant
Law Offices of J. Steven Mobley
2101 – 4th Avenue South, Ste. 200
Birmingham, Alabama 35233


20140423000118440 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
04/23/2014 10:37:46 AM FILED/CERT

STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **Thirty-Two Thousand and 00/100 Dollars (\$32,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SouthPoint Bank**, an Alabama banking corporation (herein referred to as Grantor/Seller), does grant, bargain, sell and convey unto **Mobley Development, Inc.**, an Alabama subchapter S corporation (herein referred to as Grantee/Purchaser), the following described real estate situated in the State of Alabama, County of Shelby (the "Property"), to-wit:

***Lots 1712 and 1713 in the Stoneykirk V sector of Ballantrae,
as recorded in Map Book 38, Page 136,
in the Probate Office of Shelby County, Alabama***

Subject to:

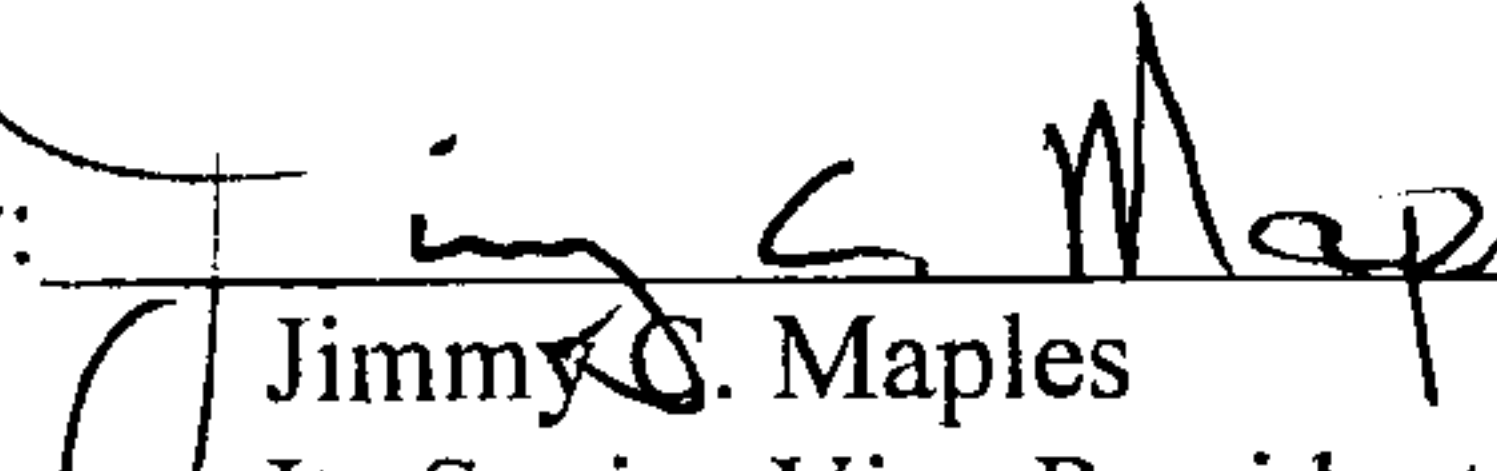
1. General and special taxes or assessments for 2014 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, and mineral and mining rights of record.

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

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

23rd IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the day of April, 2014.

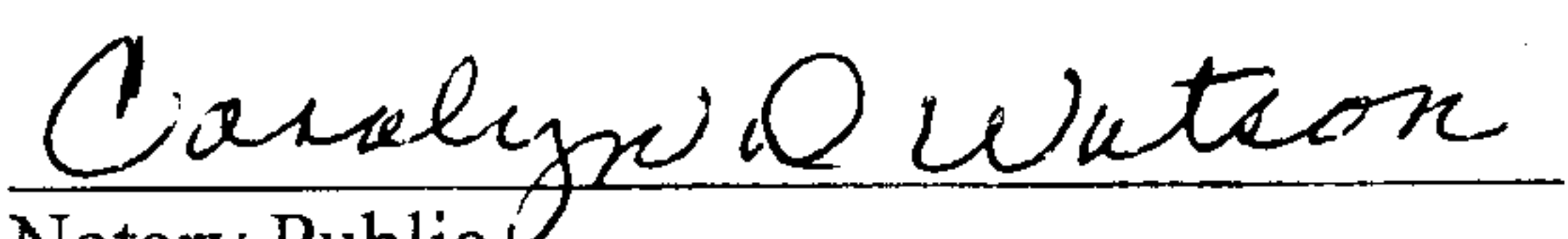
SOUTHPOINT BANK

By: 
Jimmy C. Maples
Its Senior Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that JIMMY C. MAPLES, whose name as Senior Vice President of SouthPoint Bank, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 23rd day of April, 2014.


Notary Public
My Commission Expires: 11-15-2017

Real Estate Sales Validation Form

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

Grantor's Name SOUTH POINT BANK Grantee's Name Mobley Development, Inc
Mailing Address 3500 Colonnade Pkwy, Ste 140 Mailing Address 2101 4th Ave S Ste 200
Birmingham, AL Birmingham, AL 35233

Property Address LOTS 172 & 1713 Date of Sale Apr 23, 2014
Stoney Kirk Phase V Total Purchase Price \$ 32,000.00
Map Book 38 or
Page 136 Actual Value \$ 32,000.00
or
Assessor's Market Value \$ 32,000.00

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 Previous Sale

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

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 4-23-2014

Print Michael C. Moska

Unattested

(verified by)

Sign

Michael C. Moska

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

