


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

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


20160525000178930 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
05/25/2016 01:03:55 PM FILED/CERT

STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **Sixty Thousand and 00/100 Dollars (\$60,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Robin Reed Mobley, as Trustee of the J. Steven Mobley Irrevocable Trust** (herein referred to as Grantor/Seller), does grant, bargain, sell and convey unto **Mobley Development, Inc.** (herein referred to as Grantee/Purchaser), an undivided one-half interest in and to the following described real estate situated in the State of Alabama, County of Shelby (the “Property”), to-wit:

See Exhibit “A” for legal description

- Subject to:
1. General and special taxes or assessments for 2016 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 unto the said Grantee and its successors and assigns, forever.

Purchaser acknowledges and agrees that (a) Purchaser has been given the absolute and unfettered right prior to executing this Agreement to conduct all inspections, tests, evaluations and investigations of the Lot as Purchaser, in Purchaser’s sole discretion, may determine to be necessary in order to satisfy Purchaser of the physical and environmental condition of the Lot and all other aspects of the Lot, including, without limitation, the zoning of the Lot and utility availability for the Lot, (b) Purchaser has assumed full and complete responsibility for the investigation and determination of the suitability of the surface and subsurface conditions of the Lot, including, without limitation, the existence or presence of any sinkholes, underground mines, tunnels, water channels and limestone formations or deposits on, under, adjacent to or in close proximity with the Lot, (c) Seller has not made and does not make any covenants, representations or warranties, either express or implied, regarding the physical condition of the Lot or any portion thereof, the suitability or fitness of the Lot for any intended or specific use or whether any underground storage tanks or any hazardous or toxic waste, substances or materials, including, without limitation, asbestos, radon, formaldehyde and polychlorinated biphenyls, are present or at any time prior to the date hereof or the date of closing have been located in, on, under, upon or adjacent to the Lot and (d) the Lot is sold and Purchaser does hereby irrevocably and unconditionally waive, release and forever discharge Seller, its agents, employees, officers, directors, stockholders, mortgagees, successors and assigns, of and from any and all actions, causes of action, claims, potential claims, demands, agreements, covenants, suits, obligations controversies, accounts, damages, costs, expenses, losses and liabilities of every kind and nature, known or unknown, arising out of or as a result of any past, present or future soil, surface and subsurface condition known or unknown (including, without limitation, sinkholes, underground mines, tunnels, water channels and limestone formations and deposits), under or upon the Lot or any other real property surrounding, adjacent to or in close proximity with the Lot which may be owned by Seller.

Shelby County, AL 05/25/2016
State of Alabama
Deed Tax: \$60.00

IN WITNESS WHEREOF, the said Grantor has hereto set its signature this the 11th day of May, 2016.

J. STEVEN MOBLEY IRREVOCABLE TRUST

By: Robin Reed Mobley
Robin Reed Mobley, Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robin Reed Mobley, whose name as Trustee of the J. Steven Mobley Irrevocable Trust 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of May, 2016.

Janet H. Roberts
Notary Public
My Commission Expires: 3-29-17



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EXHIBIT "A"

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

Commence at the SW Corner of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S $87^{\circ}44'49''$ E a distance of 1765.62'; thence N $02^{\circ}15'11''$ E a distance of 516.35'; thence N $88^{\circ}37'32''$ E a distance of 43.86'; thence S $88^{\circ}10'44''$ E a distance of 64.11'; thence S $81^{\circ}49'37''$ E a distance of 167.87'; thence S $14^{\circ}50'36''$ E a distance of 40.31' to the Point of Beginning; thence S $01^{\circ}16'45''$ E a distance of 120.00' to the point of a non tangent curve turning to the left having a radius of 530.00', a central angle of $02^{\circ}31'47''$ and subtended by a chord which bears S $87^{\circ}27'22''$ W, a chord distance of 23.40'; thence along said curve an arc distance of 23.40'; thence S $03^{\circ}48'32''$ E a distance of 178.82'; thence N $89^{\circ}06'52''$ W a distance of 88.10'; thence S $22^{\circ}06'38''$ W a distance of 165.41'; thence S $37^{\circ}53'22''$ E a distance of 213.62'; thence N $82^{\circ}06'38''$ E a distance of 186.54'; thence N $35^{\circ}28'47''$ E a distance of 363.52'; thence N $00^{\circ}53'08''$ E a distance of 318.03'; thence N $89^{\circ}06'52''$ W a distance of 275.45'; thence N $81^{\circ}49'22''$ W a distance of 108.73' to the Point of Beginning,

Containing 5.43 acres, more or less.



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