


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

  
20160525000178940 1/2 \$47.00  
Shelby Cnty Judge of Probate: AL  
05/25/2016 01:03:56 PM FILED/CERT

### STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **Thirty Thousand and 00/100 Dollars (\$30,000.00)** 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), an undivided one-half interest in and to 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 2016 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.

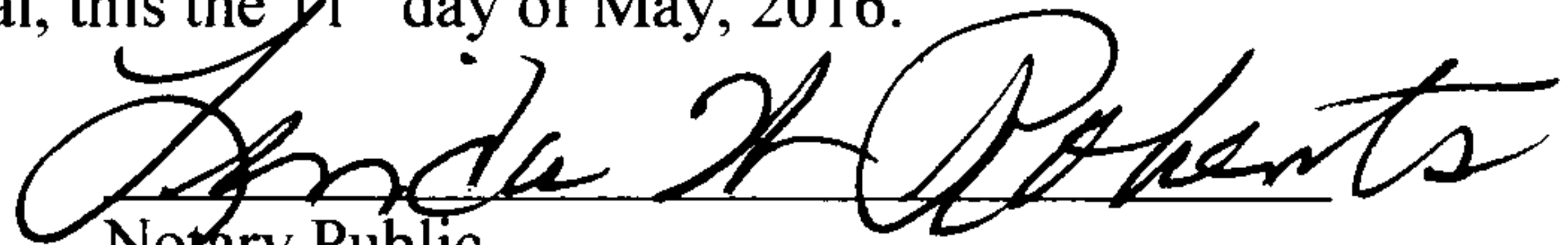
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 11<sup>th</sup> day of May, 2016.

  
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 11<sup>th</sup> day of May, 2016.

  
Notary Public  
My Commission Expires: 3-29-17

Shelby County, AL 05/25/2016  
State of Alabama  
Deed Tax: \$30.00

## 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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