

Send Tax Notice To: James Steven Mobley,  
As Trustee of the Robin Reed  
Mobley Irrevocable Trust  
2437 Vestavia Drive  
Birmingham, AL 35216

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

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**WARRANTY DEED**

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

THAT IN CONSIDERATION OF **Ten Dollars (\$10.00)** and other good and valuable consideration in hand paid to the undersigned **Mobley Development, Inc.** (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 **James Steven Mobley, as Trustee of the Robin Reed Mobley Irrevocable Trust** (herein referred to as the "Grantee"), the following described real estate situated in the State of Alabama, County of Shelby (the "Property"), to-wit:

***Township 20 South, Range 2 West, Section 34, N ½ of N ½, Shelby County, Alabama***

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 to the said Grantee and its successors and assigns, forever, with every contingent remainder and right of reversion.

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.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature this the 4<sup>th</sup> day of January, 2016.

MOBLEY DEVELOPMENT, INC.

By:   
J. Steven Mobley, Its President

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Steven Mobley, whose name as President of Mobley Development, Inc., 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 4<sup>th</sup> day of January, 2016.

  
Notary Public

My Commission Expires: 3-29-17

Shelby County, AL 12/29/2016  
State of Alabama  
Deed Tax: \$250.00



20161229000473730 1/2 \$268.00  
Shelby Cnty Judge of Probate, AL  
12/29/2016 03:51:51 PM 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  
Mailing Address

Mobley Development  
2437 Vestavia Dr  
Birmingham AL  
35216

Grantee's Name  
Mailing Address

James Steven Mobley  
Trustee  
2437 Vestavia Dr.  
B'ham 35216

Property Address

Vacant

Date of Sale

1/4/16

Total Purchase Price \$

or

Actual Value

\$

250,000.

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

12/29/14

Print

Steve Mobley

Sign

J. St Mobley

(Grantor/Grantee/Owner/Agent) circle one

Unattested

erified by)



20161229000473730 2/2 \$268.00  
Shelby Cnty Judge of Probate, AL  
12/29/2016 03:51:51PM FILED/CERT

Form RT-1