

THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Ross N. Cohen, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Christopher G. Mobley and Michael R. Mobley
c/o J. Steven Mobley
2101 4th Avenue South
Suite 200
Birmingham, Alabama 35233


20180222000056600 1/11 \$835.00
Shelby Cnty Judge of Probate, AL
02/22/2018 11:30:23 AM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION of One Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor, ROBIN REED MOBLEY, AS TRUSTEE OF THE JAMES STEVEN MOBLEY IRREVOCABLE TRUST DATED DECEMBER 18, 2012, an undivided one-half (1/2) interest (hereinafter "**Grantor**"), in hand paid by CHRISTOPHER G. MOBLEY, an unmarried man, and MICHAEL R. MOBLEY, an unmarried man, together as tenants in common (collectively hereinafter "**Grantee**") the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey, its undivided 1/2 interest, unto Grantee, as tenants in common, each a fifty percent (50%) interest, of Grantor's undivided 1/2 interest, in that tract or lot of land lying in the County of Shelby, State of Alabama, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference, subject, however, to the permitted exceptions described on **Exhibit "B"** attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD, to the said Grantee, themselves, their heirs, executors, administrators and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees themselves, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 same to the said Grantees themselves, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons claiming by or through Grantor but not otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Shelby County, AL 02/22/2018
State of Alabama
Deed Tax: \$790.00

Grantor's Name and Mailing Address:

J. Steven Mobley
2101 4th Avenue South
Suite 200
Birmingham, Alabama 35233

Grantee's Name and Mailing Address:

Christopher G Mobley and Michael R Mobley
c/o J. Steven Mobley
2101 4th Avenue South
Suite 200
Birmingham, Alabama 35233

Property Address: See legal description

Assessor's Market Value: \$789,515.00

The Assessor's Market Value of the Property can be verified by the Tax Assessor.

[Signature appears on following page.]



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IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, all this 21st day of February, 2018.

GRANTOR:

Robin Reed Mobley, as Trustee of the James Steven Mobley Irrevocable Trust dated December 18, 2012

Robin Reed Mobley
Robin Reed Mobley, Trustee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin Reed Mobley, as Trustee of the James Steven Mobley Irrevocable Trust dated December 18, 2012, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and seal this 21st day of February, 2018.

Lorika J. Phelan
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-29-21


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LESS AND EXCEPT:

PARCEL I:

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 1639.01'; thence S 00°46'25" W a distance of 959.26' 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 84.64'; thence S 19°19'21" E a distance of 167.10'; thence S 10°45'39" E a distance of 136.93'; thence S 07°41'21" E a distance of 52.88'; 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 81.71'; thence N 80°58'45" W a distance of 61.71'; thence N 78°23'12" W a distance of 82.51'; thence N 75°03'22" W a distance of 704.30'; thence N 06°51'32" E a distance of 112.57'; thence N 11°14'32" E a distance of 74.26'; thence N 26°59'08" E a distance of 42.53'; thence N 43°16'16" E a distance of 58.88'; thence N 79°16'22" E a distance of 422.77' to the POINT OF BEGINNING.

Containing 8.2 acres more or less.

PARCEL II:

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 152.16'; thence S 00°46'25" W a distance of 409.43' to the POINT OF BEGINNING; thence S 03°09'44" W a distance of 125.00'; thence with a non-tangent curve turning to the left with a radius of 1030.02', a delta angle of 0°44'13", and subtended by a chord which bears N 87°12'25" W, a chord distance of 13.27'; thence along said curve an arc distance of 13.27'; thence S 02°25'26" W a distance of 209.54'; thence N 88°14'43" W a distance of 46.86'; thence S 88°10'23" W a distance of 71.56'; thence S 84°36'07" W a distance of 71.27'; thence S 83°07'45" W a distance of 418.55'; thence N 01°30'08" W a distance of 123.04'; thence N 06°09'51" W a distance of 211.34'; thence N 82°57'45" E a distance of 430.73'; thence N 83°44'30" E a distance of 75.47'; thence N 87°19'13" E a distance of 78.83'; thence S 85°09'01" E a distance of 78.82'; which is the point of beginning, having an area of 4.65 acres more or less.


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PARCEL III:

A parcel of land situated in the South 1/2 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama, thence N 89°13'35" W a distance of 506.79'; thence S 00°46'25" W a distance of 586.36' to the Point of Beginning; thence S 06°03'03" E a distance of 218.59'; thence S 01°28'31" E a distance of 119.09'; thence S 83°50'09" W a distance of 210.00'; thence N 86°38'11" W a distance of 48.63'; thence N 67°03'58" W a distance of 60.66'; thence N 67°37'06" W a distance of 71.99'; thence N 73°44'45" W a distance of 77.64'; thence N 80°33'11" W a distance of 76.58'; thence N 87°16'33" W a distance of 77.68'; thence S 87°08'35" W a distance of 134.64'; thence N 75°06'08" W a distance of 138.58'; thence N 86°11'29" W a distance of 27.81'; thence N 12°23'29" E a distance of 205.74'; thence S 77°36'31" E a distance of 19.01'; thence N 12°23'29" E a distance of 125.00'; thence S 77°36'31" E a distance of 65.00'; thence S 80°11'58" E a distance of 56.60'; thence S 89°27'48" E a distance of 57.21'; thence N 88°20'44" E a distance of 72.76'; thence S 85°53'03" E a distance of 75.21'; thence S 82°17'31" E a distance of 73.10'; thence S 77°15'27" E a distance of 75.10'; thence S 73°24'07" E a distance of 39.94'; thence S 72°03'49" E a distance of 30.43'; thence S 72°03'49" E a distance of 80.62'; thence S 83°34'39" E a distance of 56.89'; thence N 84°01'37" E a distance of 131.48' to the Point of Beginning.
Containing 8.61 acres more or less.

PARCEL IV:

A Parcel of land situated in the S 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°44'49" E a distance of 1765.62'; thence N 02°15'11" E a distance of 516.35' to the Point of Beginning; thence N 01°28'22" W a distance of 175.00'; thence S 88°30'36" W a distance of 1.53'; thence N 01°28'22" W a distance of 146.37'; thence S 85°15'54" E a distance of 216.24'; thence S 81°49'22" E a distance of 99.02'; thence S 81°49'22" E a distance of 70.00'; thence S 85°06'27" E a distance of 63.00'; thence S 89°06'52" E a distance of 210.00'; thence S 00°53'08" W a distance of 135.00'; thence S 89°06'52" E a distance of 16.35'; thence S 00°53'08" W a distance of 205.00'; thence N 89°11'08" W a distance of 372.36'; thence N 14°50'36" W a distance of 40.31'; thence N 81°51'01" W a distance of 167.87'; thence N 88°10'44" W a distance of 64.11'; thence S 88°37'32" W a distance of 43.86' to the Point of Beginning.

Containing 5.00 acres, more or less


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PARCEL V:

A Parcel of land situated in the S 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°44'48" E a distance of 1766.52'; thence N 02°15'11" E a distance of 518.35'; thence N 68°37'32" E a distance of 43.86'; thence S 88°10'44" E a distance of 64.11'; thence S 81°49'37" E a distance of 167.87'; thence S 14°50'36" E a distance of 40.31' to the Point of Beginning; thence S 01°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°21'47" and subtended by a chord which bears S 87°27'22" W a chord distance of 23.40'; thence along said curve an arc distance of 23.40'; thence S 03°48'32" E a distance of 178.82'; thence N 89°06'52" W a distance of 88.10'; thence S 22°06'38" W a distance of 185.41'; thence S 37°53'22" E a distance of 213.62'; thence N 82°06'38" E a distance of 186.64'; thence N 25°28'47" E a distance of 363.52'; thence N 00°53'08" E a distance of 318.03'; thence N 89°06'52" W a distance of 275.45'; thence N 81°49'22" W a distance of 106.73' to the Point of Beginning.

Containing 5.43 acres, more or less.

PARCEL VI:

A Parcel of land situated in the S 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°44'48" E a distance of 3087.85'; thence N 02°15'11" E a distance of 115.47' to the Point of Beginning; thence N 68°47'45" E a distance of 67.02'; thence N 78°06'08" E a distance of 62.82'; thence N 67°04'08" E a distance of 46.60'; thence S 89°06'52" E a distance of 88.10'; thence N 00°53'08" E a distance of 180.00'; thence S 89°06'52" E a distance of 6.79'; thence N 00°25'03" E a distance of 120.00'; thence N 89°06'52" W a distance of 1.64'; thence N 14°50'36" W a distance of 40.31'; thence N 81°51'01" W a distance of 167.87'; thence N 68°10'44" W a distance of 64.11'; thence S 88°37'32" W a distance of 43.86'; thence S 88°30'38" W a distance of 120.00'; thence S 11°23'03" E a distance of 123.08'; thence S 20°40'53" E a distance of 180.00' to the point of a non-tangent curve to the left having a radius of 530.00', a central angle of 0°38'12" and subtended by a chord which bears N 69°00'07" E, a chord distance of 5.89'; thence along said curve an arc distance of 5.89'; thence S 21°19'06" E a distance of 120.00' to the Point of Beginning.

Containing 2.9 acres, more or less.



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PARCEL VII:

A parcel of land situated in the Southeast 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast Corner of Section 27, Township 20 South, Range 2 West; thence N 87°44'48" W a distance of 1179.70; thence N 02°15'11" E a distance of 365.51' to the Point of Beginning; thence N 89°06'52" W a distance of 135.00'; thence S 00°53'08" W a distance of 32.12' to the point of curve to the right having a radius of 55.00', a central angle of 101°58'29", and subtended by a chord which bears S 51°52'22" W, a chord distance of 85.47'; thence along said curve an arc distance of 97.89'; thence S 12°51'37" W a distance of 10.00'; thence S 70°54'13" W a distance of 143.33'; thence S 59°00'51" W a distance of 60.24'; thence N 00°53'08" E a distance of 498.03'; thence N 89°06'52" W a distance of 16.35'; thence N 00°53'08" E a distance of 135.00'; thence S 89°06'52" E a distance of 126.12'; thence S 79°13'40" E a distance of 272.07'; thence S 76°47'19" E a distance of 134.46'; thence S 13°21'20" W a distance of 195.34'; thence N 76°38'40" W a distance of 64.98'; thence S 11°51'51" W a distance of 74.49'; thence S 00°53'08" W a distance of 131.29' to the Point of Beginning.

Containing 5.12 acres, more or less.

PARCEL VIII:

A parcel of land situated in the Southeast 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast Corner of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 00°33'08" W along the East line of said 1/4-1/4 section a distance of 221.29' to the Point of Beginning; thence continue N 00°33'08" W along said East line a distance of 394.78'; thence N 00°33'08" W a distance of 394.78'; thence S 89°26'52" W a distance of 175.00' to the point of a non tangent curve to the left having a radius of 280.00', a central angle of 4°58'47", and subtended by a chord which bears N 02°21'22" W, a chord distance of 24.32'; thence along said curve an arc distance of 24.34'; thence S 85°12'33" W a distance of 60.00'; thence S 89°26'52" W a distance of 131.17'; thence N 78°37'48" W a distance of 101.93'; thence N 76°36'47" W a distance of 582.50'; thence S 13°21'20" W a distance of 195.34'; thence N 76°38'40" W a distance of 64.98'; thence S 11°51'51" W a distance of 74.49'; thence S 00°53'08" W a distance of 88.56'; thence S 89°06'52" E a distance of 20.00'; thence S 78°50'54" E a distance of 455.75'; thence S 79°31'18" E a distance of 470.77'; thence S 79°31'32" E a distance of 238.89' to the Point of Beginning.

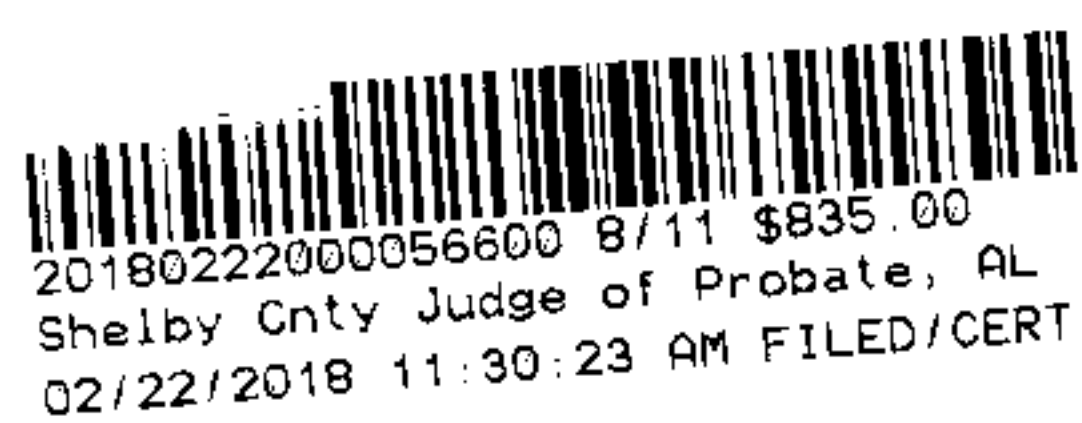
Containing 9.1 acres, more or less.

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Shelby Cnty Judge of Probate, AL
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PARCEL IX:

The following parcel of land situated in the South 1/2 of Section 27, in the Southeast 1/4 of Section 28, in the Northeast 1/4 of Section 33 and in the North 1/4 of Section 34, all in Township 20 South, Range 2 West, Shelby County, Alabama:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 2 West as the Point of Beginning; thence N 88°05'36" W along the South line of said 1/4-1/4 a distance of 2249.48'; thence N 62°40'13" E a distance of 2147.00'; thence N 27°16'51" W a distance of 215.00'; thence S 62°43'09" W a distance of 236.79'; thence N 27°16'51" W a distance of 509.28'; thence N 64°00'41" E a distance of 189.83'; thence N 77°48'43" E a distance of 804.52'; thence S 86°40'33" E a distance of 132.86'; thence S 74°41'53" E a distance of 103.88'; thence S 29°15'05" E a distance of 304.76' to the point of a non-tangent curve to the left having a radius of 285.00', a central angle of 9°55'26", and subtended by a chord which bears S 64°16'23" W, a chord distance of 49.30'; thence along said curve an arc distance of 49.36'; thence S 59°18'40" W a distance of 127.04'; to the point of curve to the right having a radius of 515.00', a central angle of 27°26'43", and subtended by a chord which bears S 73°02'01" W, a chord distance of 244.34'; thence along said curve an arc distance of 246.69'; thence S 86°45'23" W a distance of 48.38'; to the point of curve to the left having a radius of 1035.00', a central angle of 1°01'47", and subtended by a chord which bears S 86°14'30" W, a chord distance of 18.60'; thence along said curve an arc distance of 18.60'; thence S 04°35'30" E a distance of 70.00'; thence S 08°43'19" E a distance of 145.43'; thence S 02°37'53" W a distance of 625.76'; thence N 76°53'32" E a distance of 1206.99'; thence N 59°45'20" W a distance of 128.77'; thence N 16°28'54" W a distance of 648.46'; thence N 73°22'43" E a distance of 451.31' to the point of curve to the left having a radius of 1030.00', a central angle of 8°56'25", and subtended by a chord which bears N 68°54'31" E, a chord distance of 160.55'; thence along said curve an arc distance of 160.72'; thence with a reverse curve to the right having a radius of 470.00', a central angle of 12°31'35", and subtended by a chord which bears N 70°42'06" E, a chord distance of 102.55'; thence along said curve an arc distance of 102.75'; thence N 76°57'53" E a distance of 154.85' to the point of curve to the left having a radius of 280.00', a central angle of 34°28'05", and subtended by a chord which bears N 59°43'50" E, a chord distance of 165.91'; thence along said curve an arc distance of 168.44'; thence N 42°29'48" E a distance of 59.30' to the point of curve to the right having a radius of 25.00', a central angle of 81°06'42", and subtended by a chord which bears N 83°03'09" E, a chord distance of 32.51'; thence along said curve an arc distance of 35.39'; thence with a reverse curve to the left having a radius of 325.00', a central angle of 39°03'15", and subtended by a chord which bears S 75°55'08" E, a chord distance of 217.26'; thence along said curve an arc distance of 221.53'; thence N 84°33'14" E a distance of 128.07'; thence S 05°26'46" E a distance of 125.00'; thence N 83°50'29" E a distance of 180.01'; thence N 88°30'38" E a distance of 491.66'; thence S 11°23'03" E a distance of 103.03'; thence S 74°13'57" W a distance of 63.80'; thence S 87°28'09" W a distance of 138.08'; thence S 76°38'02" W a distance of 126.50'; thence S 11°28'34" W a distance of 249.21'; thence S 53°40'55" E a distance of 213.83'; thence N 77°04'20" E a distance of 113.12'; thence N 63°08'53" E a distance of 73.06'; thence N 71°45'31" E a distance of 156.06'; thence N 21°19'06" W a distance of 20.03'; thence N 68°47'45" E a distance of 67.02'; thence N 78°06'08" E a distance of 62.82'; thence N 87°04'06" E a distance of 46.60'; thence S 22°06'38" W a distance of 165.41'; thence S 37°53'22" E a distance of 213.62'; thence N 82°06'38" E a distance of 186.54'; thence N 35°28'47" E a distance of 363.52'; thence N 78°14'17" E a distance of 59.44'; thence N



69°43'09" E a distance of 156.48' to the point of a non-tangent curve to the left having a radius of 75.00', a central angle of 86°30'32", and subtended by a chord which bears N 44°08'23" E, a chord distance of 102.79'; thence along said curve an arc distance of 113.24'; thence N 00°53'08" E a distance of 12.12'; thence S 89°06'52" E a distance of 135.00'; thence N 00°53'08" E a distance of 62.73'; thence S 76°50'54" E a distance of 455.75'; thence S 79°31'18" E a distance of 470.77'; thence S 79°31'32" E a distance of 238.89' to the East line of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 141.22'; thence N 89°35'45" W a distance of 208.78'; thence S 00°34'11" E a distance of 208.66'; thence S 89°56'08" E a distance of 209.44' to the East line of the NE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 1088.55' to the SE corner of said 1/4-1/4; thence N 89°07'13" W along the South line of said 1/4-1/4 a distance of 1303.35' to the SW corner of said 1/4-1/4; thence N 89°10'42" W along the South line of the NW 1/4 of the NE 1/4 and along the NE 1/4 of the NW 1/4 of said Section 34 a distance of 2641.07' to the SE corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S 89°51'07" W along the South line of said 1/4-1/4 section a distance of 1343.66' to the Point of Beginning.

Containing 213.3 acres, more or less.


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EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2018 and all subsequent years, which are 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.



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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 Robin Reed Mobley-Trustee Grantee's Name Christopher C. Michael Mobley
Mailing Address 2101 4th Ave S Suite 200 Mailing Address C/O J. Steven Mobley
B'ham AL 35233 2101 4th Ave S, Suite 200
J. Steven Mobley B'ham AL 35233
Property Address Irrevocable Trust Date of Sale _____
Ballantree Total Purchase Price \$ _____
(City of Pelham) or
Actual Value \$ _____
or
Assessor's Market Value \$ 789,515.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Records
☐ Closing Statement

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 Feb. 22, 2018

Unattested

(verified by)

Print J. Steven Mobley
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1