

Send Tax Notice To: Ballantrae Development Company, LLC
2101 – 4th Avenue South
Suite 200
Birmingham, AL 35233

This instrument was prepared by:

John Amari
Attorney at Law
2101 – 4th Avenue South, Ste. 200
Birmingham, Alabama 35233



20180319000089540 1/3 \$441.00
Shelby Cnty Judge of Probate, AL
03/19/2018 12:37:03 PM FILED/CERT

STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)** 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 **Ballantrae Development Company, LLC**, an Alabama limited liability company (herein referred to as Grantee), an undivided one-half (1/2) interest in the following described real estate situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description

Subject to:

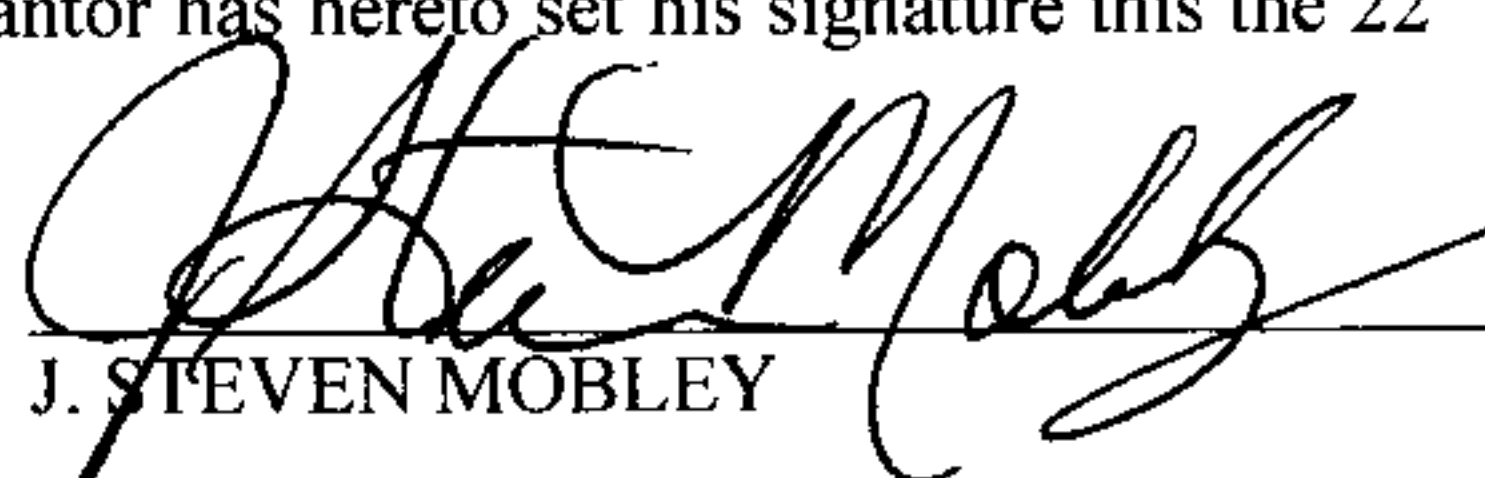
1. General and special taxes or assessments for 2018 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

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 22nd day of February, 2018.


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 22nd day of February, 2018.

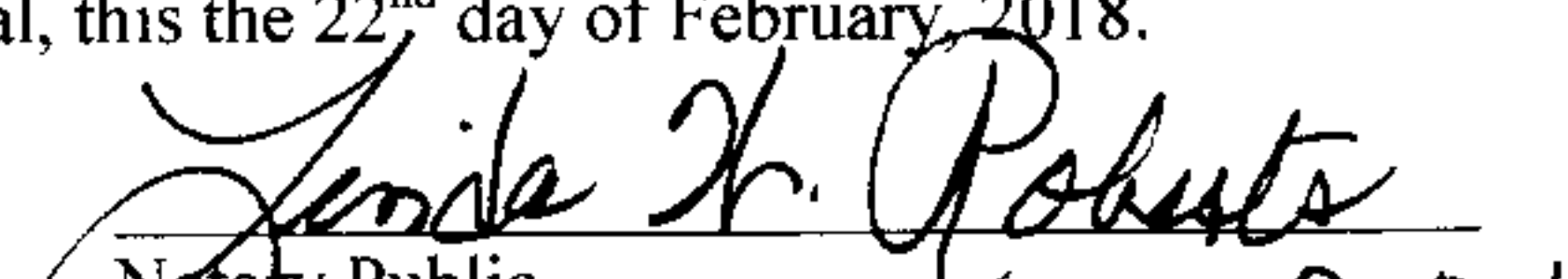

Notary Public
My Commission Expires: 3-29-21

EXHIBIT "A"

Parcel 1

A parcel of land situated in the SW 1/4 of Section 27 and in the SE 1/4 of Section 28, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 89°13'35" E a distance of 89.98'; thence S 00°46'25" W a distance of 20.00' to the Point of Beginning; thence S 89°13'35" E a distance of 143.82'; thence S 34°31'42" E a distance of 263.06'; thence S 41°50'01" W a distance of 166.77'; thence N 85°10'10" E a distance of 143.38'; thence S 53°04'02" E a distance of 129.05'; thence S 16°24'59" E a distance of 136.22'; thence S 22°26'49" W a distance of 154.30'; thence S 71°54'11" W a distance of 285.63'; thence S 66°13'22" W a distance of 112.41'; thence S 79°26'01" W a distance of 139.63'; thence S 24°38'54" E a distance of 55.00'; thence S 62°48'14" E a distance of 98.66'; thence S 75°35'06" E a distance of 66.17'; thence N 73°15'14" E a distance of 226.05'; thence S 65°54'36" E a distance of 187.27'; thence S 01°18'31" E a distance of 190.99'; thence S 31°27'17" W a distance of 179.99'; thence S 19°56'00" E a distance of 25.00'; to the point of a non tangent curve to the right having a radius of 470.00', a central angle of 24°10'26", and subtended by a chord which bears S 82°09'13" W, a chord distance of 196.83', thence along said curve an arc distance of 198.30'; thence N 85°45'34" W a distance of 276.26'; to the point of a curve to the left having a radius of 530.00', a central angle of 8°44'41", and subtended by a chord which bears S 89°52'05" W, a chord distance of 80.81', thence along said curve an arc distance of 80.89'; thence N 02°00'57" E a distance of 105.68'; thence N 61°00'27" W a distance of 142.69'; thence N 41°45'44" W a distance of 146.07'; thence N 20°48'39" W a distance of 147.08'; thence N 15°56'47" E a distance of 34.25'; thence N 05°41'45" W a distance of 77.64'; thence N 09°13'52" E a distance of 308.29'; thence N 42°52'58" E a distance of 36.09'; thence N 02°39'59" E a distance of 45.72'; thence N 31°29'10" E a distance of 81.91'; thence N 41°54'27" E a distance of 283.91'; thence N 18°05'11" E a distance of 82.24'; thence N 56°45'53" E a distance of 130.70' to the Point of Beginning.

Containing 19.5 acres, more or less.

Parcel 2

A Parcel of land situated in the SW 1/4 of Section 27 and in the SE 1/4 of Section 28, all in 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 N 02°35'42" W along the West line of said section 27 a distance of 902.81' to the Point of Beginning; thence S 83°44'36" W a distance of 169.42'; thence S 84°29'42" W a distance of 209.19'; thence N 59°05'04" W a distance of 112.37'; thence N 16°12'40" W a distance of 212.61'; thence N 32°18'37" W a distance of 20.00'; thence N 57°41'23" E a distance of 195.82' to the point of curve to the right having a radius of 470.00', a central angle of 36°33'03", and subtended by a chord which bears N 75°57'54" E, a chord distance of 294.77'; thence along said curve an arc distance of 299.83'; thence S 85°45'34" E a distance of 276.26'; to the point of curve to the left having a radius of 530.00', a central angle of 19°23'09", and subtended by a chord which bears N 84°32'51" E, a chord distance of 178.47'; thence along said curve an arc distance of 179.32'; thence S 01°42'39" W a distance of 352.77'; thence S 89°53'31" W a distance of 132.85'; thence S 50°22'21" W a distance of 65.35'; thence S 83°44'36" W a distance of 168.84' to the Point of Beginning,

Containing 7.6 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name J. Steven Mobley
Mailing Address 2101 4th Ave. South
Suite 200
B'ham AL 35233

Grantee's Name Ballantyne Development Co. LLC
Mailing Address 2101 4th Ave. South
Suite 200
B'ham AL 35233

Property Address Ballantyne
City of Pelham

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$420,000.00 1/2 interest
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 Deed

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 3-19-2018

Unattested

(verified by)

Print

Sign

J. Steven Mobley
J. Steven Mobley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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