

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

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

STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **One Dollar (\$1.00)** 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 2019 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.

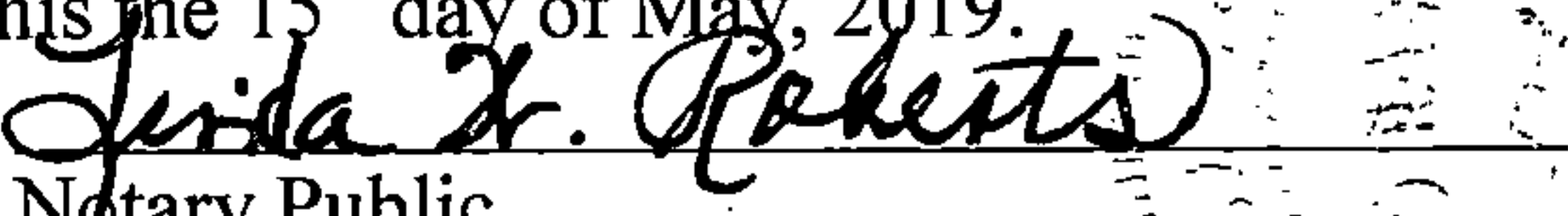
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 15th day of May, 2019.


J. STEVEN MOBLEY

STATE OF ALABAMA)
SHELBY 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 15th day of May, 2019.


Notary Public
My Commission Expires: 3-29-21

Shelby County, AL 04/16/2020
State of Alabama
Deed Tax: \$50.00



20200416000149180 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
04/16/2020 01:19:13 PM FILED/CERT

EXHIBIT A

Commence at the NE corner of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 87°36'55" W along the North Line of said section a distance of 1456.98' to the Point of Beginning; thence N 13°14'27" W a distance of 31.31'; thence N 18°19'20" W a distance of 132.54'; thence N 41°45'16" E a distance of 140.00'; thence N 48°14'44" W a distance of 195.00'; thence S 41°45'16" W a distance of 155.92'; thence N 48°14'44" W a distance of 130.00'; thence S 41°45'16" W a distance of 210.00'; thence S 42°03'46" W a distance of 67.25'; thence S 51°50'02" W a distance of 57.93'; thence S 55°26'34" W a distance of 85.19'; thence S 51°30'37" W a distance of 43.51'; thence S 43°28'57" W a distance of 87.01'; thence S 35°27'16" W a distance of 87.01'; thence S 27°25'35" W a distance of 98.22'; thence S 17°20'27" W a distance of 106.76'; thence S 35°24'08" W a distance of 73.63'; thence S 17°20'27" W a distance of 99.59'; thence S 24°30'55" E a distance of 139.62'; thence S 56°45'26" E a distance of 76.97'; thence S 89°40'24" E a distance of 191.19'; thence S 81°53'46" E a distance of 57.06' to the point of a nontangent curve to the left having a radius of 570.00', a central angle of 6°47'54", and subtended by a chord which bears N 04°42'17" E, a chord distance of 67.59'; thence along said curve an arc distance of 67.63'; thence N 01°18'20" E a distance of 79.09' to the point of a curve to the right having a radius of 280.00', a central angle of 19°44'27", and subtended by a chord which bears N 11°10'33" E, a chord distance of 95.99'; thence along said curve an arc distance of 96.47'; thence N 21°02'47" E a distance of 62.44' to the point of a curve to the right having a radius of 280.00', a central angle of 59°23'25", and subtended by a chord which bears N 50°44'29" E, a chord distance of 277.42'; thence along said curve an arc distance of 290.24'; thence N 80°26'11" E a distance of 160.00' to the point of a curve to the left having a radius of 470.00', a central angle of 15°17'49", and subtended by a chord which bears N 72°47'17" E, a chord distance of 125.11'; thence along said curve an arc distance of 125.48'; thence N 65°08'23" E a distance of 3.59'; thence N 13°14'27" W a distance of 75.94' to the Point of Beginning.

Containing 9.8 acres, more or less.



20200416000149180 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
04/16/2020 01:19:13 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 J. Steven Mobley
Mailing Address 2101 4th Ave. South
Suite 200
B'ham, AL 35233

Grantee's Name Mobley Development, Inc.
Mailing Address 2101 4th Ave. South
Suite 200
B'ham, AL 35233

Property Address Parcel in Shelby
County.

Date of Sale NA
Total Purchase Price \$ NA
or
Actual Value \$ 50,000.00
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 04-16-2020

Print Michael C. Maske

Sign Michael C. Maske

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

