



20210615000292100 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
06/15/2021 01:46:01 PM FILED/CERT

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

This instrument was prepared by:
J. Steven Mobley
2101 – 4th Avenue South, Ste. 200
Birmingham, Alabama 35233

STATUTORY WARRANTY DEED

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

THAT IN CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)** 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 (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:

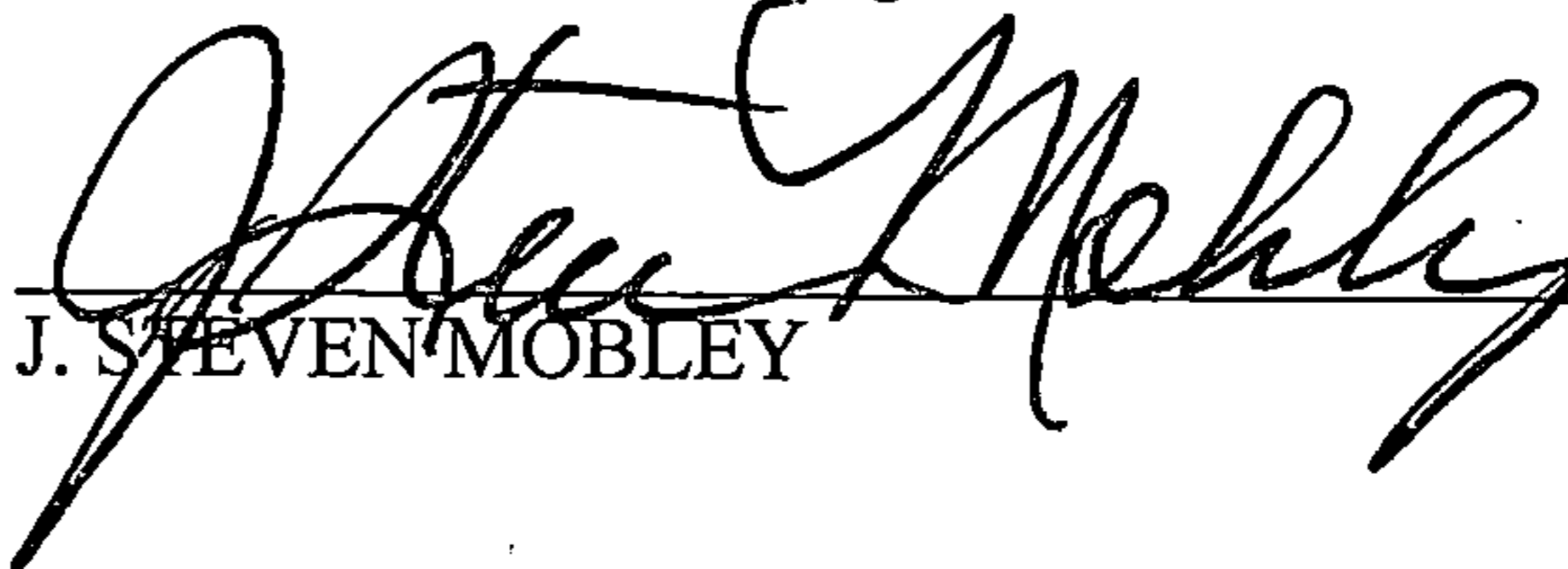
1. General and special taxes or assessments for 2021 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, and mineral and mining rights of record.

NOTE: The real property conveyed herein does not constitute any portion of the homestead of the Grantor.

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 11th day of June, 2021.


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 11th day of June, 2021.


Notary Public
My Commission Expires: 2/16/23

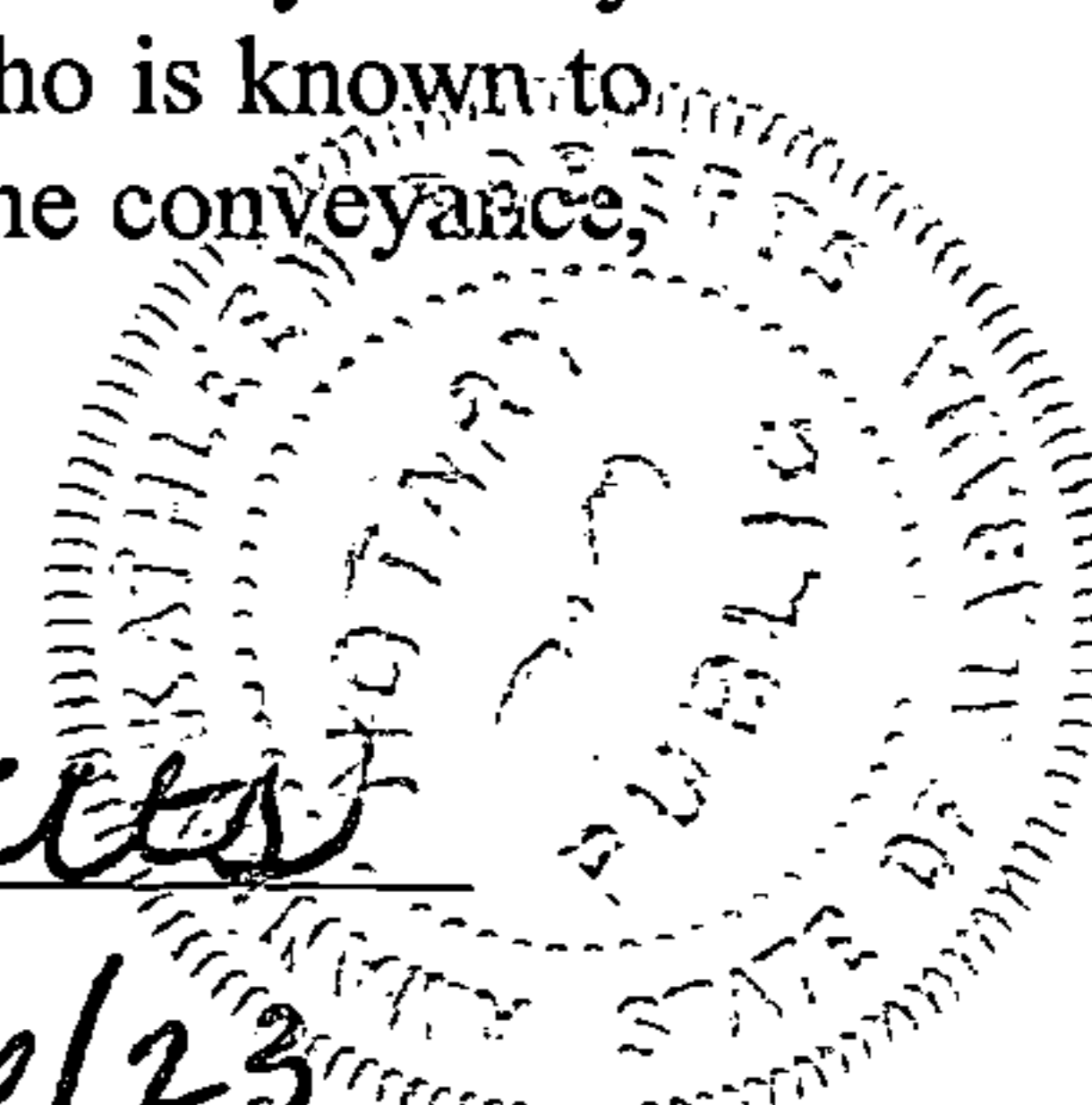


EXHIBIT "A"

**Attached hereto and made a part of that certain Statutory Warranty Deed
dated June 11th, 2021, by and between J. Steven Mobley, Grantor, and
Mobley Development, Inc., Grantee.**

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 2 West, Shelby County, Alabama; thence N 87°50'30" W a distance of 173.86'; thence N 02°09'30" E a distance of 1253.43' to the Point of Beginning; thence N 65°08'23" E a distance of 208.79' to the point of a curve to the right with a radius of 430.00', and a central angle of 35°41'53", with a chord bearing of N 82°59'19" E, with a chord length of 263.60', thence along said curve an arc length of 267.91'; thence S 79°09'44" E a distance of 179.87'; to the point of a curve to the left with a radius of 470.00', and a central angle of 11°22'04", with a chord bearing of S 84°50'46" E, with a chord length of 93.10', thence along said curve an arc length of 93.25'; thence N 89°28'12" E a distance of 44.04'; to the point of a curve to the left with a radius of 670.00', and a central angle of 03°39'21", with a chord bearing of N 87°38'31" E, with a chord length of 42.74', thence along said curve an arc length of 42.75'; thence N 04°11'10" W a distance of 242.02'; thence N 29°24'59" W a distance of 234.03'; thence N 89°45'18" W a distance of 103.45'; thence S 70°35'30" W a distance of 74.33'; thence N 89°05'58" W a distance of 200.92'; thence N 68°44'32" W a distance of 51.58'; thence N 55°02'19" W a distance of 83.80'; thence N 25°22'45" E a distance of 40.07'; thence N 33°13'37" E a distance of 188.14'; thence N 42°19'37" W a distance of 190.00'; thence S 47°40'23" W a distance of 13.90' to the point of a curve to the left with a radius of 530.00', and a central angle of 02°49'34", with a chord bearing of S 46°15'36" W, with a chord length of 26.14', thence along said curve an arc length of 26.14'; thence N 45°09'11" W a distance of 130.00'; thence S 44°50'49" W a distance of 42.87'; thence S 37°24'52" W a distance of 85.74'; thence S 29°58'55" W a distance of 69.39'; thence S 25°22'45" W a distance of 53.17'; thence S 40°36'19" W a distance of 400.29'; thence S 48°14'44" E a distance of 165.71'; thence N 41°45'16" E a distance of 155.92'; thence S 48°14'44" E a distance of 195.00'; thence S 41°45'16" W a distance of 140.00'; thence S 18°19'20" E a distance of 132.54'; thence S 13°14'27" E a distance of 107.25' to the Point of Beginning.

Containing 11.96 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 S Ste 200
Birmingham, AL 35233

Grantee's Name Mobley Development Inc.
Mailing Address 2101 4th Ave S Ste 200
Birmingham, AL 35233

Property Address N/A

Date of Sale 6/11/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1/20th (\$200,000) = \$100,000

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 6/15/21

Print ~~Chris Mobley~~ Chris Mobley

Sign C Mobley
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1