

NOTE TO PROBATE COURT: This Corrective Statutory Warranty Deed is being filed to correct that certain Statutory Warranty Deed recorded in Instrument #20210615000292100 in the Office of the Judge of Probate of Shelby County, Alabama, on June 15, 2021, to correct the land description on Exhibit "A".

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



20210921000459740 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/21/2021 11:30:14 AM FILED/CERT

CORRECTIVE 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.

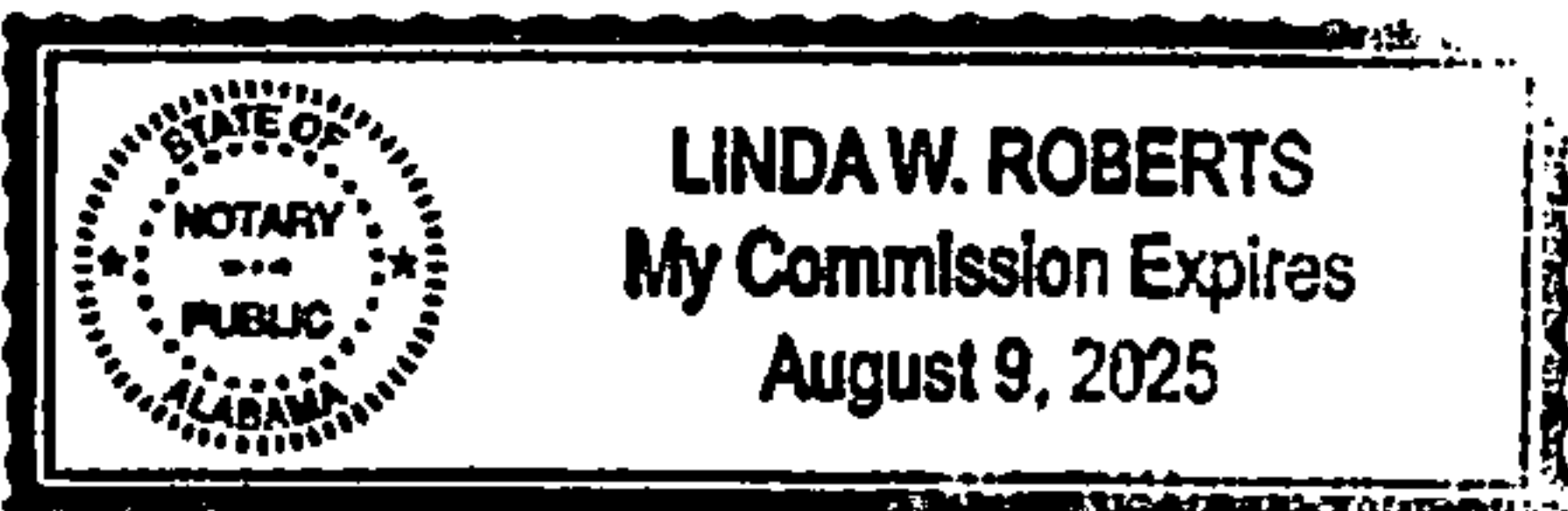
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 9th day of September, 2021.


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 9th day of September, 2021.



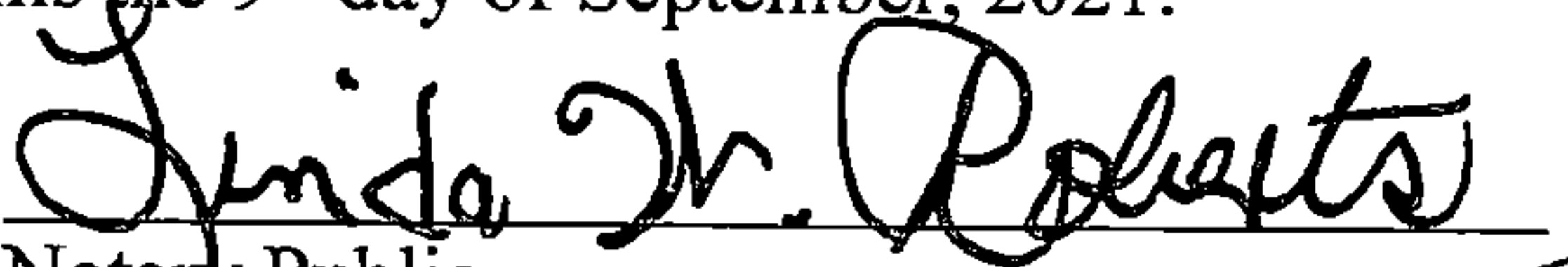
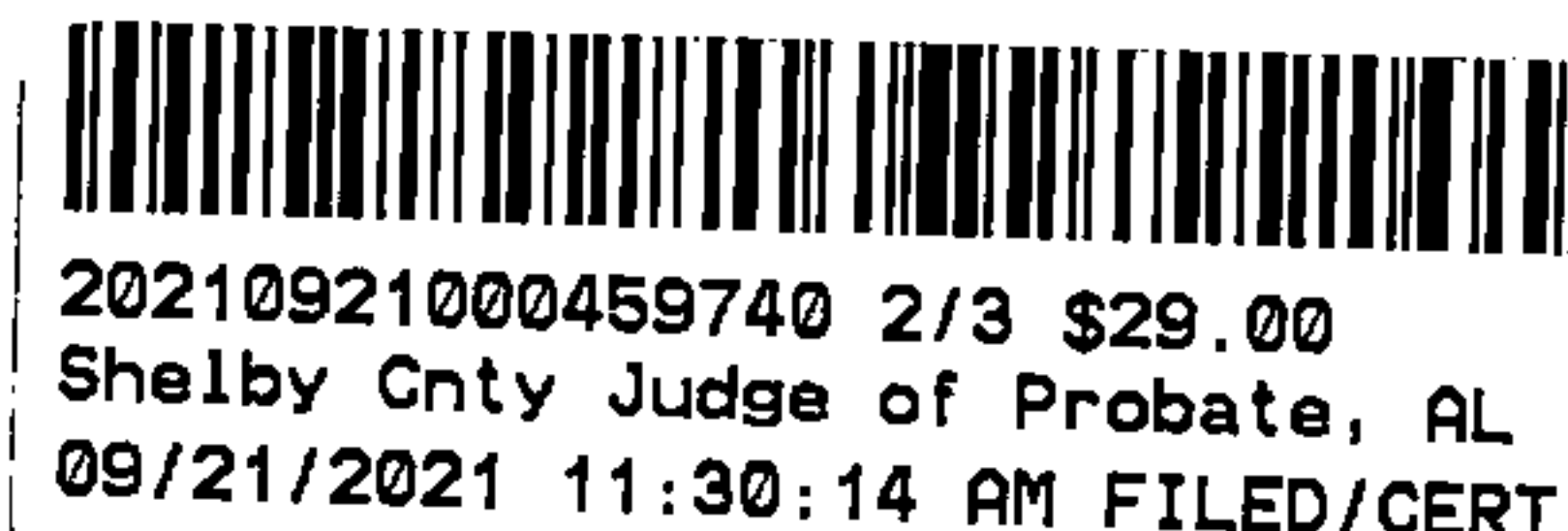

Notary Public
My Commission Expires 8-9-25

EXHIBIT "A"

Attached hereto and made a part of that certain Corrective Statutory Warranty Deed dated September 9th, 2021, by and between J. Steven Mobley, Grantor, and Mobley Development, Inc., Grantee.



A parcel of land situated in the SE 1/4 of Section 29 and in the NE 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 29, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 00°03'12" W a distance of 744.65'; thence NS 89°56'48" W a distance of 1093.13' to the Point of Beginning; thence N 54°34'13" W a distance of 256.38'; thence S 35°25'47" W a distance of 18.48'; thence N 54°34'13" W a distance of 161.69'; thence S 40°26'19" W a distance of 71.49'; thence S 37°33'18" W a distance of 91.13'; thence S 38°13'04" W a distance of 85.31'; thence S 55°37'38" W a distance of 81.03'; thence S 47°07'19" W a distance of 59.20'; thence S 40°13'16" W a distance of 38.77'; thence S 29°11'53" W a distance of 68.22'; thence S 10°45'55" W a distance of 81.66'; thence S 15°59'22" W a distance of 77.73'; 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'; 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 09°32'17", with a chord bearing of N 84°42'04" E, with a chord length of 111.41', thence along said curve an arc length of 111.53'; thence N 04°11'10" W a distance of 211.77'; thence N 07°14'52" E a distance of 80.07'; thence N 21°15'35" W a distance of 95.21'; thence N 40°10'48" W a distance of 74.25'; thence N 84°20'01" W a distance of 217.47'; thence S 79°56'05" W a distance of 71.15'; thence S 87°45'28" W a distance of 70.07'; thence N 71°57'33" W a distance of 73.52'; thence N 57°27'28" W a distance of 76.44'; thence N 23°09'25" E a distance of 174.37' to the Point of Beginning.

Containing 14.51 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. So., Ste. 200
Birmingham, AL 35223

Grantee's Name Mobley Development, Inc
Mailing Address 2101-4th Ave. So., Ste. 200
Birmingham, AL 35223

Property Address _____

Date of Sale 6/11/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1/2 of \$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 _____

Print J. Steven Mobley

☐ Unattested

Sign J. Steven Mobley

(Grantor/Grantee/Owner/Agent) circle one



20210921000459740 3/3 \$29.00
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Form RT-1