

STATE OF ALABAMA
SHELBY COUNTY

20230106000006010
01/06/2023 02:47:13 PM
DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **MOBLEY DEVELOPMENT, INC.**, an Alabama corporation ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **AIM HELENA DEVELOPMENT, LLC**, a Texas limited liability company, ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, and (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, **FOREVER**.

[EXECUTION AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

THIS INSTRUMENT PREPARED BY:

Lee M. Russell, Jr.
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

4862-8752-7495.v1

IN WITNESS WHEREOF, Mobley Development, Inc., an Alabama corporation, has caused this instrument to be executed in its name and behalf by J. Steven Mobley, its duly authorized President, and its seal affixed on this the 5th day of January, 2023.

MOBLEY DEVELOPMENT, INC., (SEAL)
an Alabama corporation

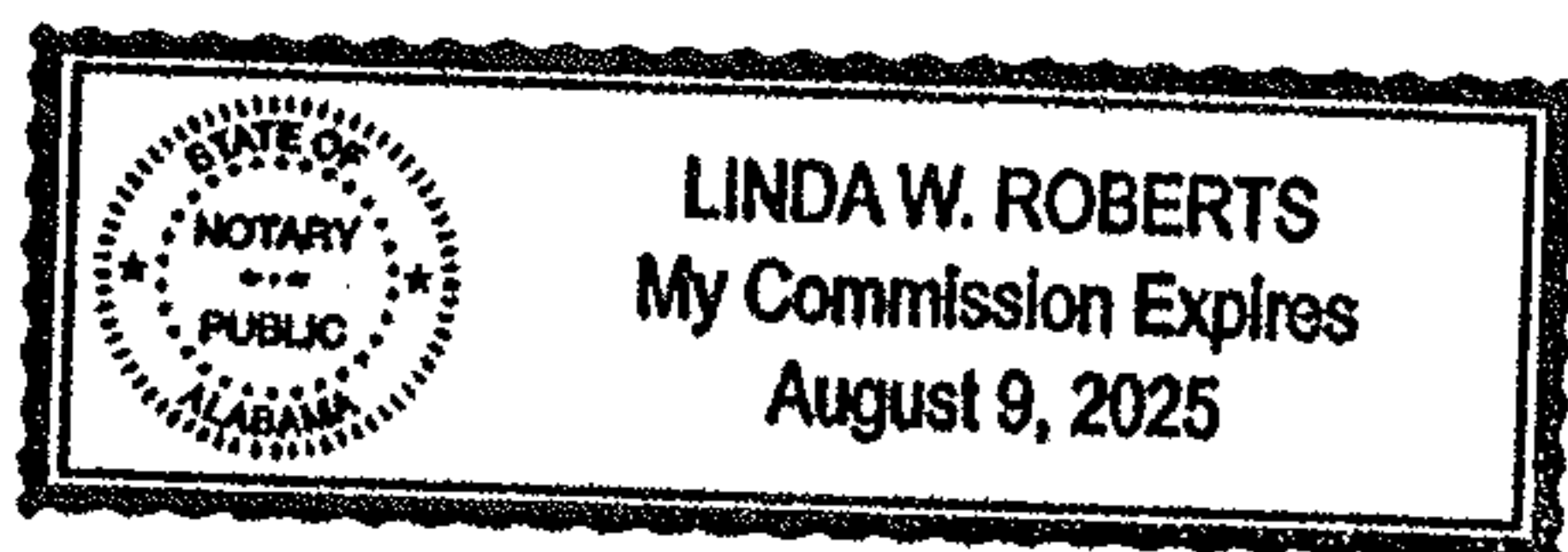
By: J. Steven Mobley (L.S.)
J. Steven Mobley,
Its President

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that J. Steven Mobley, whose name as President of Mobley Development, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the date hereof.

Given under my hand on this the 5th day of January, 2023.



Linda W. Roberts (SEAL)
NOTARY PUBLIC
My commission expires: 8/9/25

EXHIBIT A

Commence at a 3" capped pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 88° 30' 28" West along the North boundary of said quarter-quarter section for a distance of 498.55 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point proceed South 00° 14' 33" West along the West boundary of Tocoa Parc Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26 at page 65 for a distance 833.31 feet to a "A" rebar in place; thence proceed South 14° 17' 56" East along the West boundary of said subdivision for a distance of 87.89 feet to a 1/2" capped rebar in place (JAM III), said point being located on the flare back of Shelby County Road No. 52; thence proceed Northwesterly along the flare back of said highway along the curvature of a concave curve right having an arc length of 12.55 feet and a radius of 29.58 feet for a chord bearing and distance of North 80° 34' 40" West, 12.45 feet to a point on the Easterly right-of-way of said Shelby County Road No. 52; thence proceed North 38° 06' 12" West along the Easterly right-of-way of said road for a distance of 171.76 feet to the P. C. of a concave curve right having an arc distance of 398.64 feet and a radius of 2062.85 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 33° 08' 19" West, 398.02 feet to a capped rebar in place (Arrington) which is also the Southeast corner of Lot No. 2 of the Mediterranean Express Survey #1 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 49 at Page 49; thence proceed North 30° 58' 11" East along the Easterly boundary of said Lot No. 2 for a distance of 80.0 feet to a capped rebar in place (Arrington); thence proceed North 27° 07' 35" West along the boundary line of said Lot No. 2 for a distance of 10.94 feet to a magnetic nail in place; thence proceed North 30° 47' 44" East along the Easterly boundary of said Lot No. 2 for a distance of 137.12 feet to a magnetic nail in place being the Southeast corner of Lot No. 1 of said subdivision; thence continue North 30° 47' 44" East along the Easterly boundary of said Lot No. 1 for a distance of 295.03 feet to a 3/4" rebar in place being located on the North boundary of the Northeast one-fourth of the Northwest one-fourth; thence proceed South 88° 30' 28" East along the North boundary of said quarter-quarter section for a distance of 60.32 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and contains 3.77 acres.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Mobley Development, Inc.</u>	Grantee's Name	<u>AIM Helena Development, LLC</u>
Mailing Address	<u>2101 4th Ave S., Ste 200</u>	Mailing Address	<u>5301 Tennyson Parkway, Ste 150</u>
	<u>Birmingham, Alabama 35233</u>		<u>Plano, Texas 75024</u>

Property Address	<u>3.77 acres, Hwy 52</u>	Date of Sale	<u>January 5, 2023</u>
	<u>Helena, Alabama</u>		
	<u>Tax Parcel ID #:</u>	Total Purchase Price	<u>\$410,000.00</u>
	<u>13 5 21 2 000 001.001</u>		

or
Actual Value \$
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 | ☐ Appraisal |
| ☒ Sales Contract | ☐ Other |
| ☐ 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).

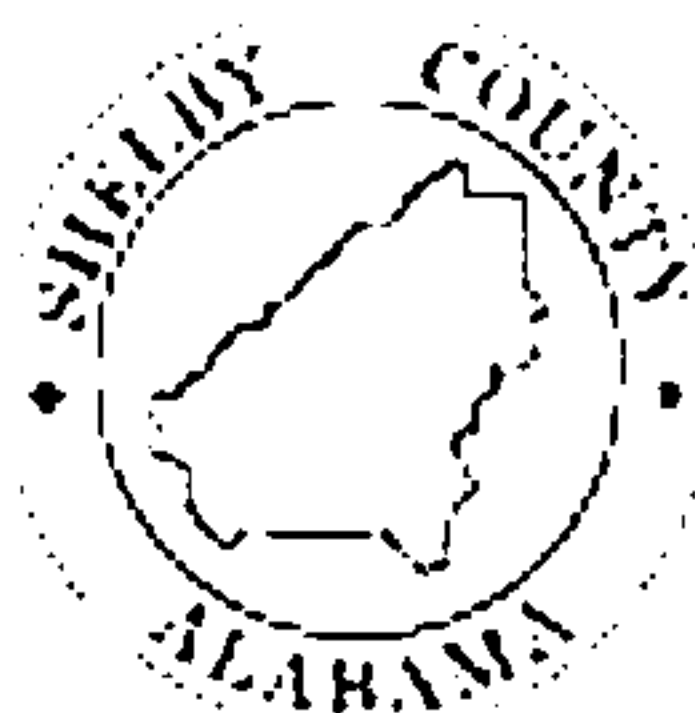
MOBLEY DEVELOPMENT, INC., (SEAL)
an Alabama corporation

DATE: January 5, 2023

Unattested

LMR
(verified by)

By: [Signature] (L.S.)
J. Steven Mobley,
Its President
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 02:47:13 PM
\$441.00 JOANN
20230106000006010

Allen S. Bayal