

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, J. STEVEN MOBLEY, a married man, CHRISTOPHER G. MOBLEY, a married man, and MICHAEL R. MOBLEY, an unmarried man (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY unto DAL PROPERTIES LLC, an Alabama limited liability company (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

A Parcel of land situated in the SW 1/4 of the SE 1/4 of Section 27 and in the NW 1/4 of the NE of Section 27 and in the NW 1/4 of the NE 1/4 of Section 34, 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 S 87°44'49" E a distance of 3105.86; thence N 02° 15'11" E a distance of 97.11' to the Point of Beginning; thence N 21°19'06" W a distance of 140.03' to the point of a non tangent curve to the right with a radius of 530.00', and a central angle of 00°38'12", with a chord bearing of S 69°00'01" W, with a chord length of 5.89', thence along said curve an arc length of 5.89'; thence N 20° 40'53" W a distance of 180.00'; thence N 11°23'03" W a distance of 20.06'; thence S 74° 13'57" W a distance of 63.80'; thence S 87°28'09" W a distance of 138.08'; thence S 76°38'02" W a distance of 126.50'; thence S 11°28'34" W a distance of 249.21'; thence S 53°40'55" E a distance of 213.83'; thence N 77°04'20" E a distance of 113.12'; thence N 63°08'53" E a distance of 73.06'; thence N 71°45'31" E a distance of 156.06' to the Point of Beginning.

Containing 3.34 acres, more or less.

Subject to any easements, current taxes, restrictions, reservations, set-back lines and rights of way, if any of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

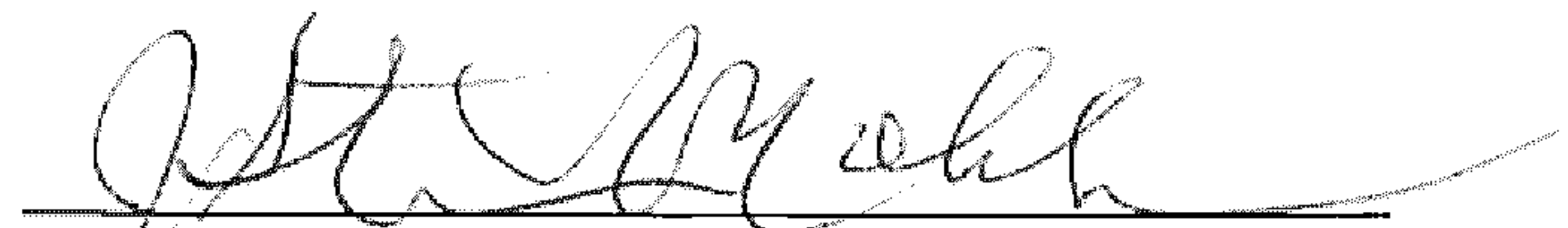
Grantors do hereby covenant and agree with Grantee, and its successors and assigns, that Grantors, and their heirs and assigns, will warrant and defend said real estate against the lawful claims (unless excepted herein) of all persons claiming by, through, or under Grantors, but not further or otherwise.

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantor validates and verifies the following:

1. *Grantor's Name and Mailing Address is:* J. Steven Mobley, 2101 4th Ave. S., STE 200, Birmingham, AL 35233.
2. *Grantee's Name and Mailing Address is:* DAL Properties LLC, 3112 Highway 109, Wilsonville, AL 35186.
3. *The property address of the property conveyed hereby is:* Ballantrae, City of Pelham.
4. *The Date of Sale is:* May 03, 2023.
5. *The Total Purchase Price is:* \$300,000.00.
6. *The purchase price or actual value claimed on this form can be verified in the following documentary evidence:* Sales Contract

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of May 2023.

GRANTORS:


J. STEVEN MOBLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

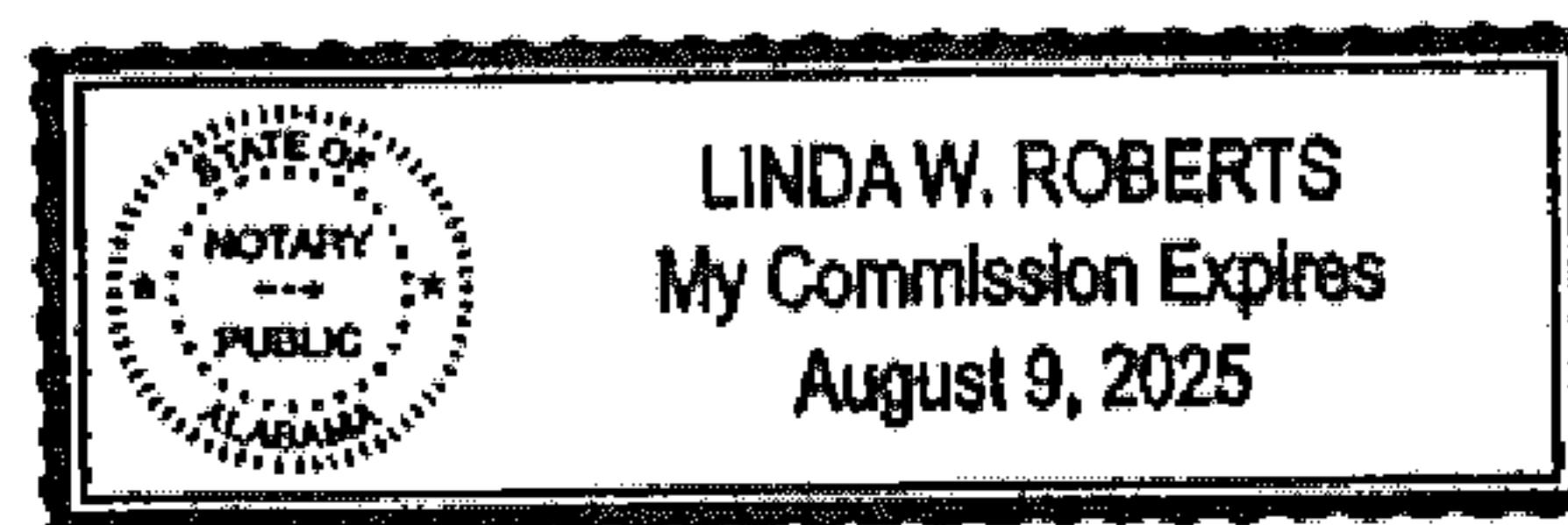
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. STEVEN MOBLEY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 3rd day of May, 2023


NOTARY PUBLIC

My Commission Expires: 8/9/25

[NOTARIAL SEAL]



Christopher G Mobley
CHRISTOPHER G. MOBLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

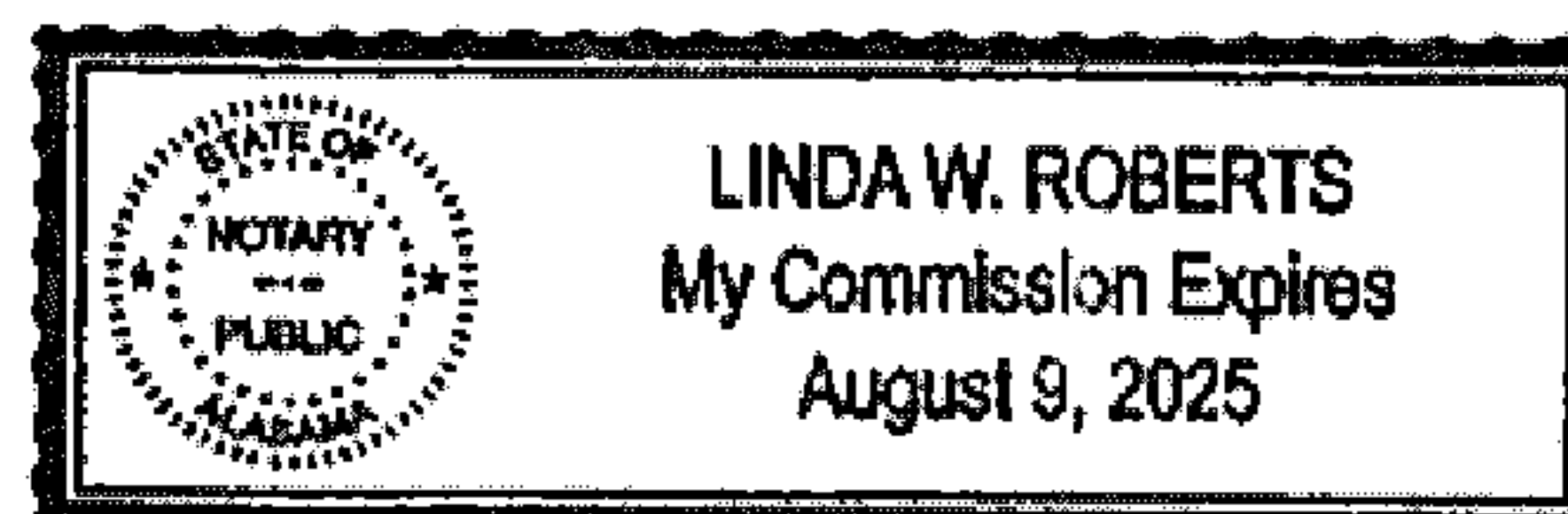
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER G. MOBLEY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 3rd day of May, 2023

Linda W. Roberts
NOTARY PUBLIC

My Commission Expires: 8/9/25

[NOTARIAL SEAL]





MICHAEL R. MOBLEY

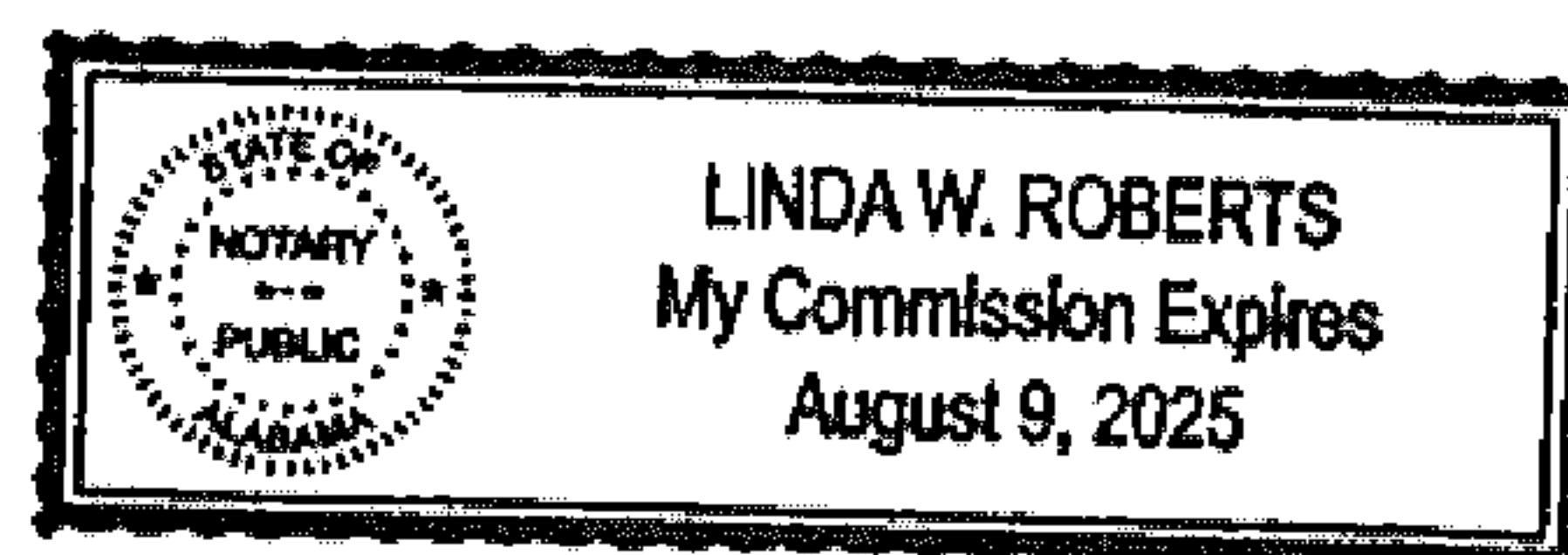
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL R. 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.

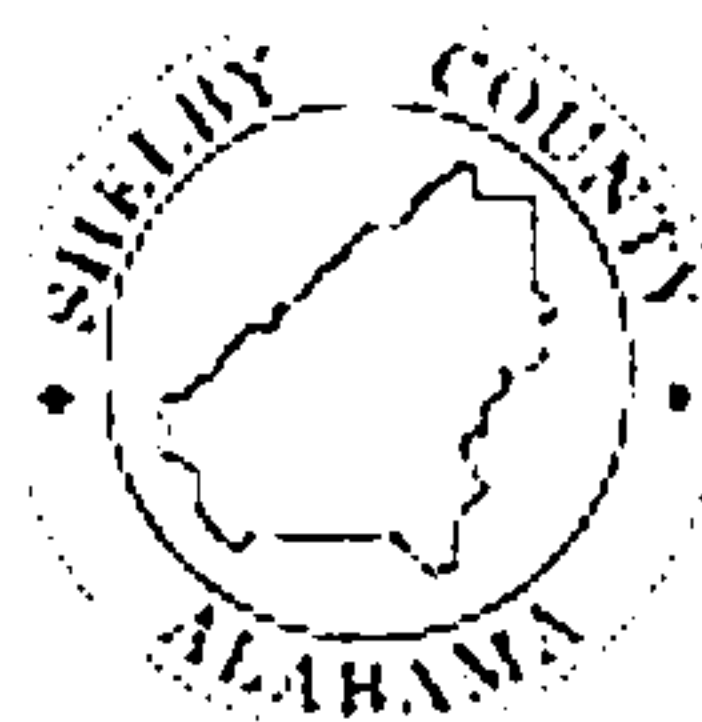
Given under my hand and official seal, as of 3rd day of May, 2023


NOTARY PUBLIC
My Commission Expires: 8/9/25

[NOTARIAL SEAL]



This Deed prepared by:
John P. Yates
Yates Anderson LLC
2320 Highland Ave. S., Ste. 290B
Birmingham, AL 35205



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2023 09:17:59 AM
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