

**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 TDR BUILDING, 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 21, Township 20 South, Range 2 West Shelby County, Alabama and more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 2 West; thence N 01°38'22" E along the East line of said 1/4-1/4 section a distance of 683.94' to the Point of Beginning; thence continue N 01°38'22" E a distance of 168.45'; thence N 43°37'04" W a distance of 169.54'; thence S 76°27'24" W a distance of 151.70'; thence S 45°50'58" W a distance of 87.69'; thence S 27°10'16" W a distance of 69.23'; thence S 40°02'47" W a distance of 87.94'; thence S 29°04'34" W a distance of 87.94'; thence S 19°25'22" W a distance of 76.56'; thence S 22°50'47" W a distance of 56.67'; thence S 32°24'25" W a distance of 56.67'; thence S 41°58'42" W a distance of 57.45'; thence S 45°50'58" W a distance of 74.99' to the point of a non tangent curve to the right with a radius of 220.00', and a central angle of 38°15'30", with a chord bearing of N 24°25'06" W, with a chord length of 144.19', thence along said curve an arc length of 146.90'; thence N 05°17'21" W a distance of 7.75'; thence S 84°42'39" W a distance of 55.00'; thence S 36°31'28" W a distance of 7.49'; to the point of a non tangent curve to the left with a radius of 280.00', and a central angle of 39°18'23", with a chord bearing of S 24°29'51" E, with a chord length of 188.34', thence along said curve an arc length of 192.09'; thence S 44°09'02" E a distance of 317.68'; thence N 45°50'58" E a distance of 135.00'; thence N 42°58'03" E a distance of 78.09'; thence N 36°08'47" E a distance of 79.44'; thence N 29°14'44" E a distance of 79.44'; thence N 22°21'14" E a distance of 79.24'; thence N 18°52'44" E a distance of 59.49'; thence N 32°08'03" E a distance of 48.39'; thence N 66°47'04" E a distance of 68.79'; thence N 45°50'58" E a distance of 96.99' to the Point of Beginning.

Containing 6.39 acres, more pr 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 4<sup>th</sup> Ave. S., STE 200, Birmingham, AL 35233.
2. **Grantee's Name and Mailing Address is:** TDR BUILDING, 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:** December 29, 2023.
5. **The Total Purchase Price is:** \$518,663.70.
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.

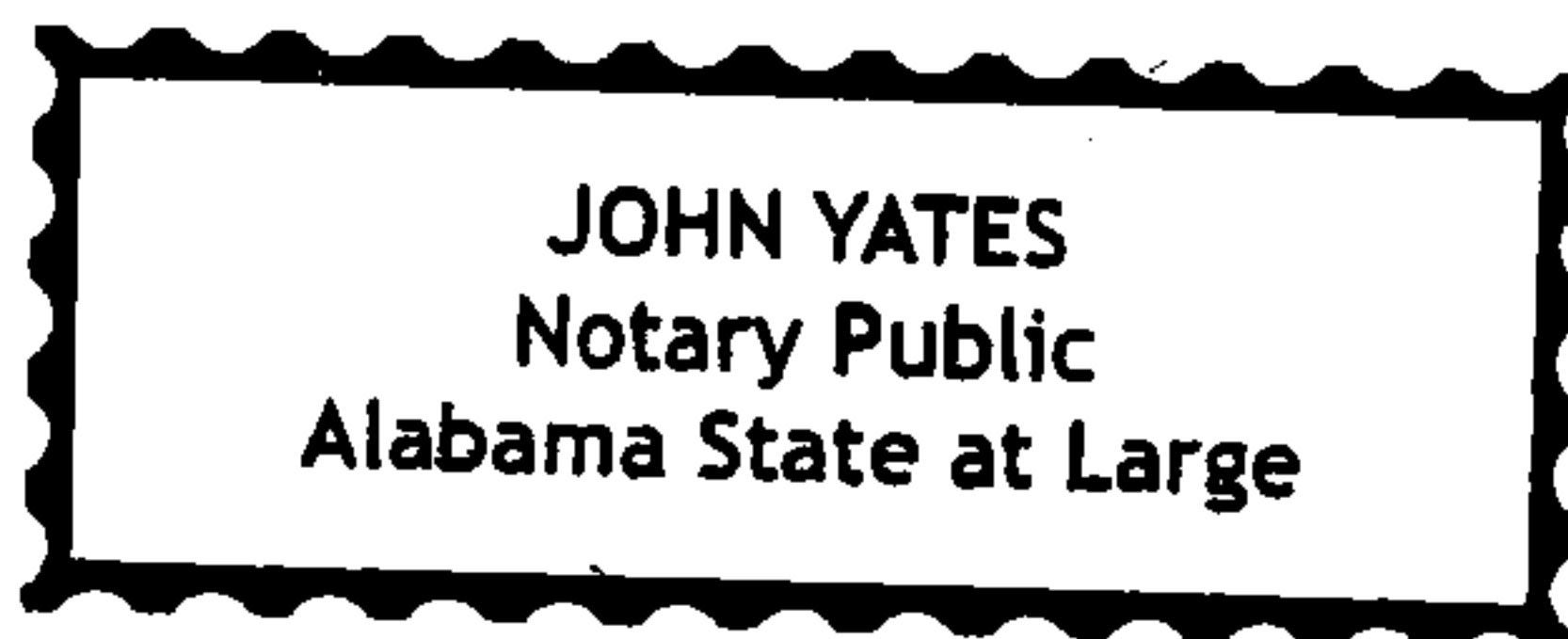
GRANTORS:

  
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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 29<sup>th</sup> day of December, 2023



  
NOTARY PUBLIC

My Commission Expires: 5-22-2024

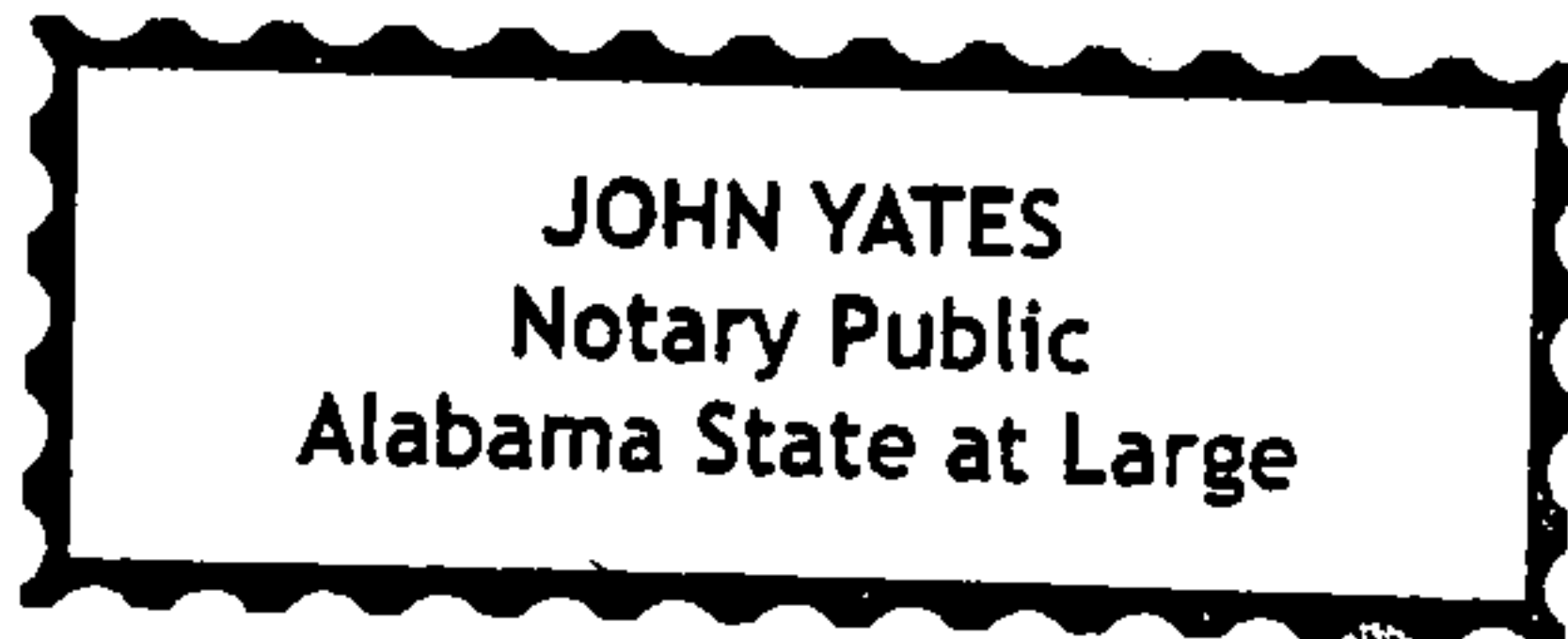
[NOTARIAL SEAL]

Chris Mobley  
CHRISTOPHER G. MOBLEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

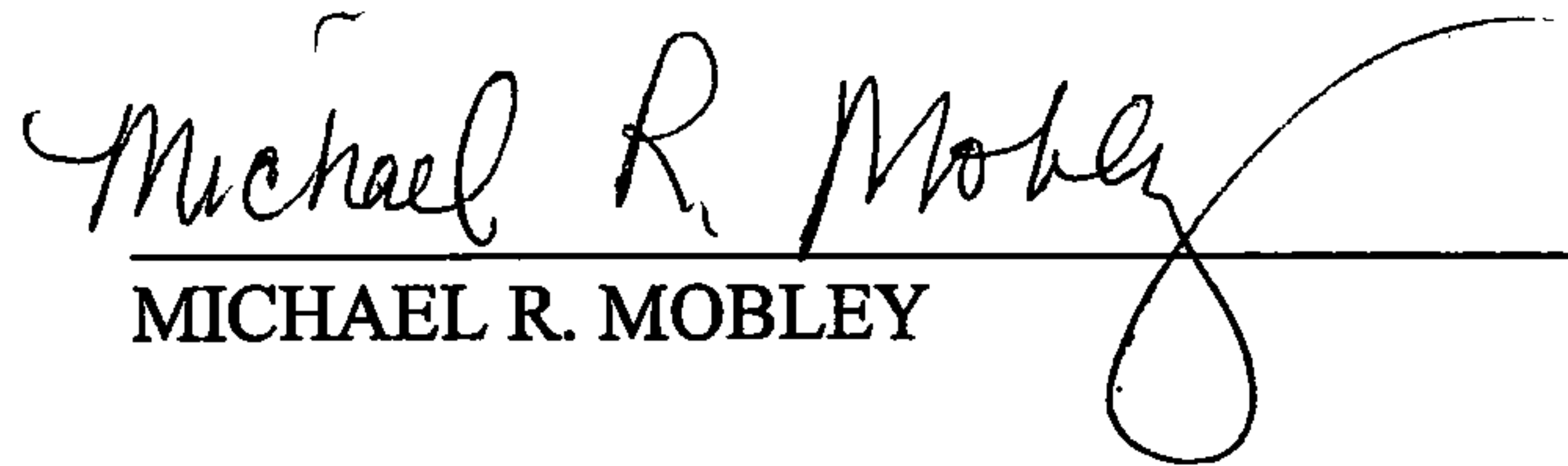
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER G. MOBLEY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same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

Given under my hand and official seal, as of 29<sup>th</sup> day of December, 2023



[NOTARIAL SEAL]

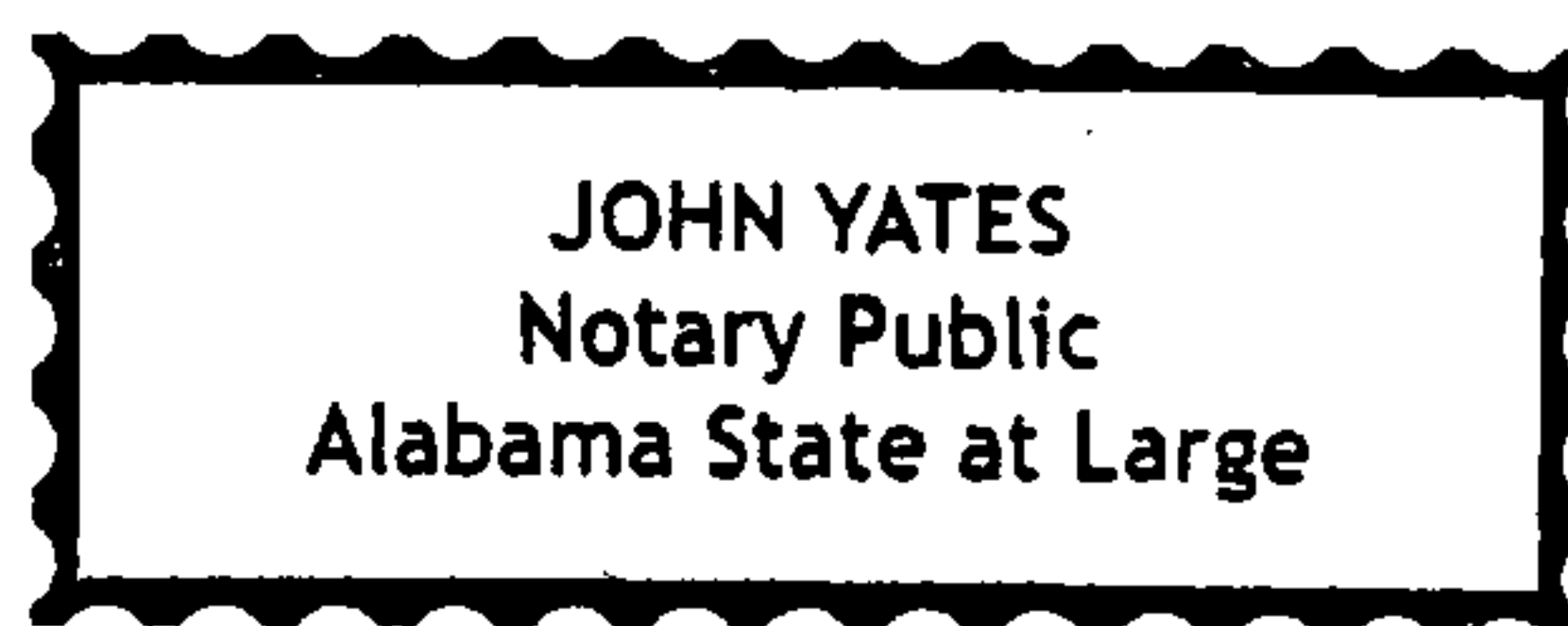
John Yates  
NOTARY PUBLIC  
My Commission Expires: 5-22-2024

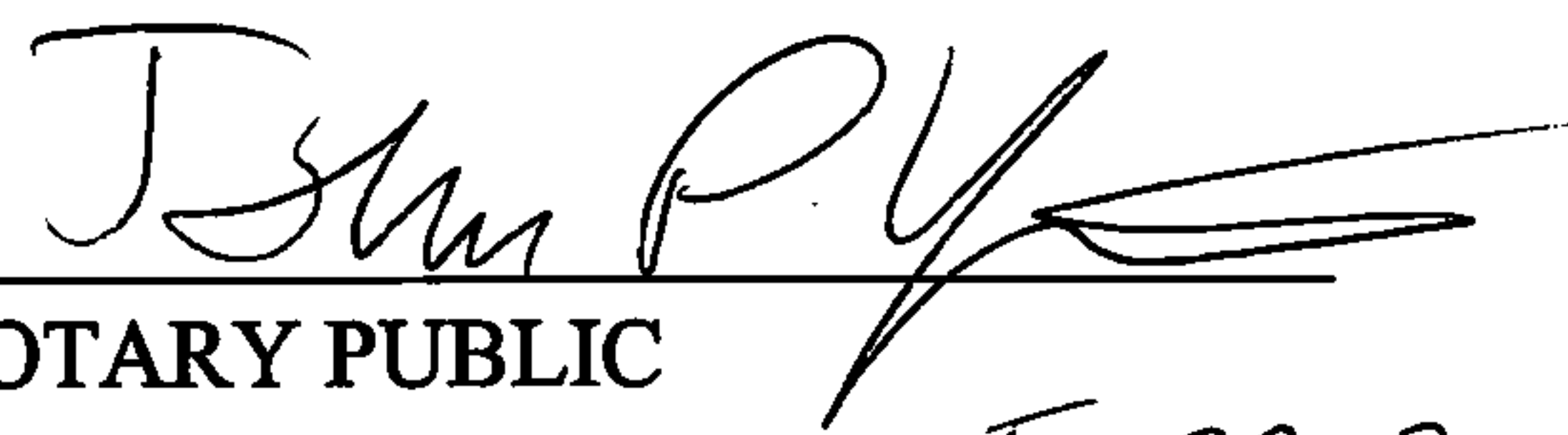
  
MICHAEL R. MOBLEY

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 29<sup>th</sup> day of December, 2023



  
NOTARY PUBLIC  
My Commission Expires: 5-22-2024

[NOTARIAL SEAL]

This Deed prepared by:  
John P. Yates  
Yates Anderson  
2320 Highland  
Birmingham, AL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/03/2024 08:37:31 AM  
\$551.00 BRITTANI  
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