

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20170313000084990 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
03/13/2017 04:08:44 PM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Two Thousand and no/100's Dollars (\$72,000.00)** and other good and valuable consideration to the undersigned,

Old Cahaba Land Holdings, LLC, an Alabama limited liability company (60% owner in the property described below) and

Saia Investments, LLC, a Delaware limited liability company (40% owner in the property described below)

hereinafter referred to as grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

James H. Ames and Lory A. Ames

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Old Cahaba Estates Sector 3, as recorded in Map Book 44, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.**
- 5. Less and except any part of subject property lying within the Cahaba River.**
- 6. Right-of-way granted to Shelby County recorded in Deed Book 155, Page 331; Deed Book 155, Page 425; Lis Pendens Book 2, Page 165 and Deed Book 156, Page 203.**
- 7. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 138, Page 309; Deed Book 131, Page 447; Deed Book 247, Page 853; Deed Book 127, Page 408; Deed Book 134, Page 85; Deed Book 230, Page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, Page 69.**
- 8. Easement to Plantation Pipe Line recorded in Deed Book 112, Page 584 and Deed Book 257, Page 213.**
- 9. Right-of-way to McKenzie Mineral Methane Corporation recorded in Real 259, Page 610.**

10. Terms and conditions contained in that certain Easement Agreement recorded in Inst. No. 1999-23334.
11. Easement to Alabama Power Company recorded in Inst. No. 20060829000424580 and Inst. No. 20091117000427870.
12. Right-of-way to Bessemer Water recorded in Inst. No. 20080204000043240.
13. Right-of-way to Bellsouth recorded in Inst. No. 20051 014000536920.
14. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20040629000354660.
15. Restrictions appearing of record in Inst. No. 20140319000075220.
16. Restrictions appearing of record in Inst. No. 20170308000079380.

\$57,600.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

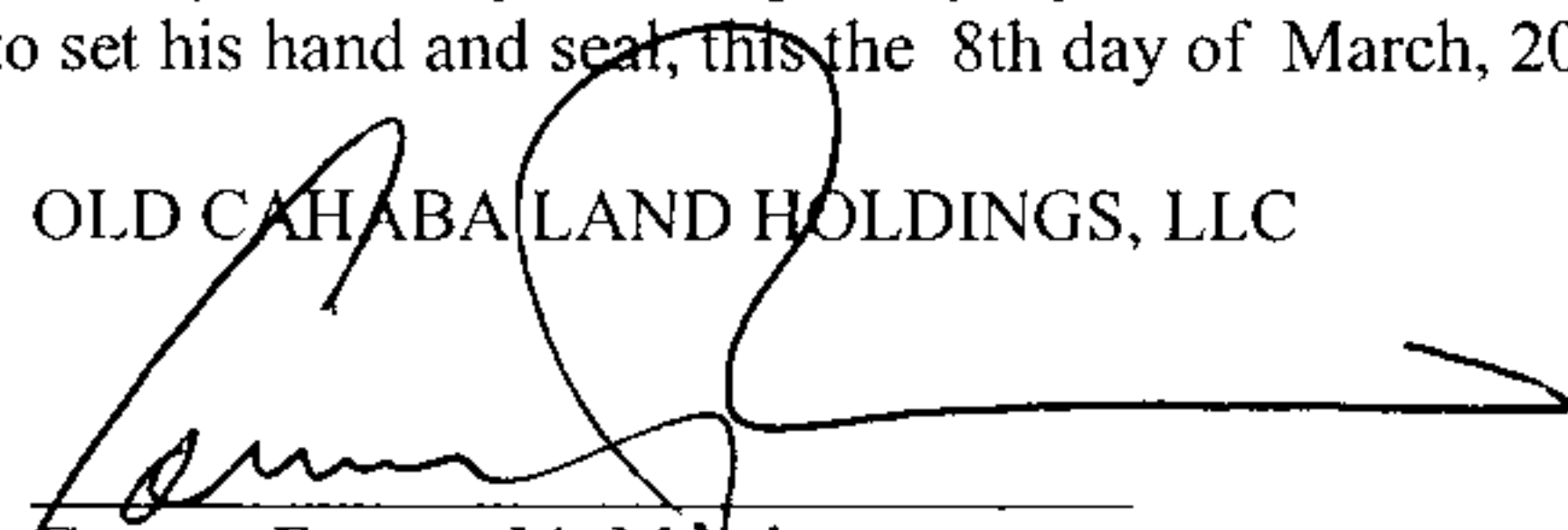
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said grantors, their successors and assigns, covenant with the said grantees, their heirs and assigns, that the grantors are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantors have a good right to sell and convey the same as aforesaid; that the grantors will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, Old Cahaba Land Holdings, LLC by its member, Connor Farmer and the grantor, Saiia Investments, LLC by its designated signatory by Resolution of Saiia Investments, LLC, Connor Farmer have hereunto set his hand and seal, this 8th day of March, 2017.

ATTEST:

OLD CAHABA LAND HOLDINGS, LLC


Connor Farmer-It's Member

ATTEST:

SAIIA INVESTMENTS, LLC


Connor Farmer-It's Designated Signatory

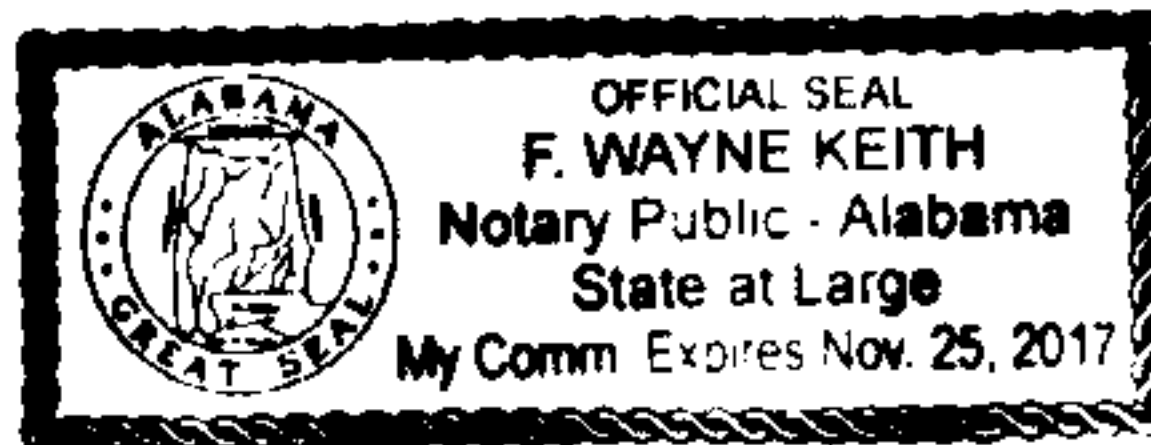
Notary on next page

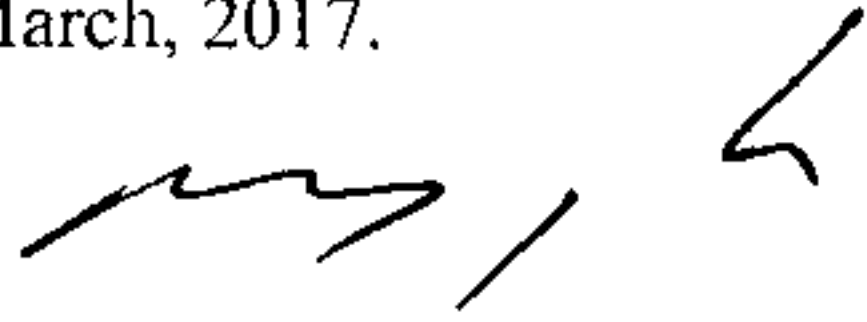

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer as Member of Old Cahaba Land Holdings, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 8th day of March, 2017.



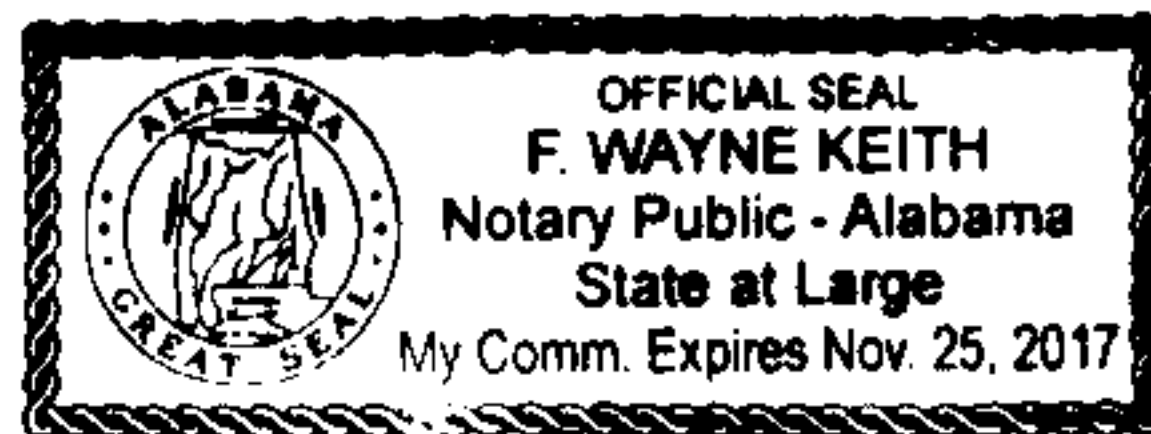


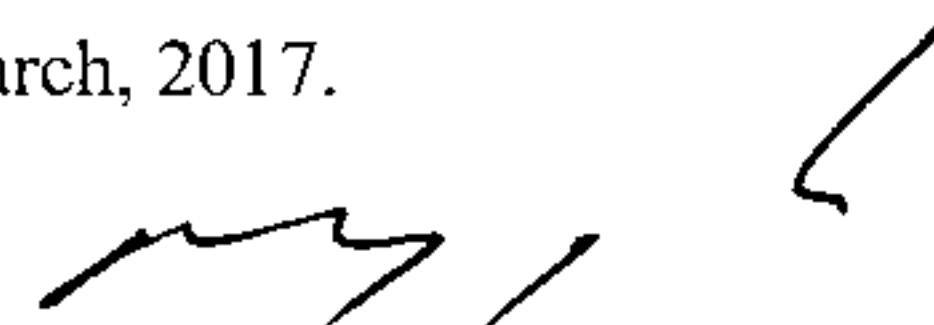
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Signatory designated by Resolution of Saiia Investments, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such signatory and with full authority as granted by that Resolution of Saiia Investments, LLC, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 8th day of March, 2017.





Notary Public

SEND TAX NOTICE TO:

James H. Ames
1722 Bridle Lane
Birmingham, Alabama 35243


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