



20230731000228950 1/3 \$278.00
Shelby Cnty Judge of Probate, AL
07/31/2023 12:10:18 PM FILED/CERT

This instrument was prepared by:

Sylvion S. Moss, Esq.
Law Works, LLC
The Landmark Center, Ste. 600
2100 First Avenue North
Birmingham, AL 35203
Title Not Reviewed

Send tax notice to:

KAU Land Holdings, LLC
c/o Kent A. Upton
4848 Highway 11
Pelham, AL 35124

Property Address:

Yeager Farm Road
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of TWO HUNDRED FIFTY THOUSAND and NO/100 DOLLARS (\$250,000.00)(pursuant to sale contract) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantee herein, **CLARA Y. YEAGER** (the surviving grantee under those deeds to Clara Yeager and W. Paul Yeager recorded in Instrument 1998-32220 and Instrument 20021209000614920; W. Paul Yeager having died on September 27, 2019)(herein referred to as "Grantor"), a unmarried person with a mailing address of 101 Yeager Farm Road, Pelham, Alabama 35124, hereby grants, bargains, sells and conveys, subject to the matters set forth below, unto **KAU LAND HOLDINGS, LLC**, an Alabama Limited Liability Company with a mailing address of 4848 Highway 11, Pelham, AL 35124 (herein referred to as "Grantee"), the real property situated in Shelby County, Alabama having Shelby County Parcel Identification Nos. 14-5-21-0-000-001.002 and 14-5-21-0-000-002.024 and further described as:

LEGAL DESCRIPTION SET FORTH IN EXHIBIT A HERETO

The Property is conveyed to the Grantee subject to:

1. Easement Rights set out in lease dated 08/13/96 executed by Paul Y. Yeager and Julie R. Yeager as lessor and Sprint Spectrum, L.P., a Delaware limited partnership as lessee, a memorandum of which is recorded in Instrument 1997-11181, Agreement and Memorandum recorded in Instrument 20100519000156950, Assignment of Lease recorded in Instrument 20191226000476420, Site Management Agreement recorded in Instrument 20191226000476440, Assignment and Assumption of Easement and Lease Documents recorded in Instrument 20200212000057680, Memorandum of Amendment to PCS Site Agreement



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recorded in Instrument 20200828000380390, in the Probate Office of Shelby County, Alabama.

2. Easements recorded in Shelby Real 387, page 792 and Instrument 1996-6788 in the Probate Office of Shelby County, Alabama.
3. Right of way to Colonial Pipeline, recorded in Deed Volume 269, page 258 and Deed Volume 269, page 267, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Gas Corporation recorded in Instrument 20040204000057180 in the Probate Office of Shelby County, Alabama.
5. Easement to City of Pelham, as recorded in Instrument 2002013000005204, in the Probate Office of Shelby County, Alabama.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor is lawfully seized of the Property (subject to the matters set forth above) and that Grantor and her heirs, successors, and assigns will warrant and defend title to the Property against the lawful claims (unless otherwise noted above) of all persons.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

The Property is not the homestead of Grantor.

Given under my hand and seal this 21 day of July, 2023.

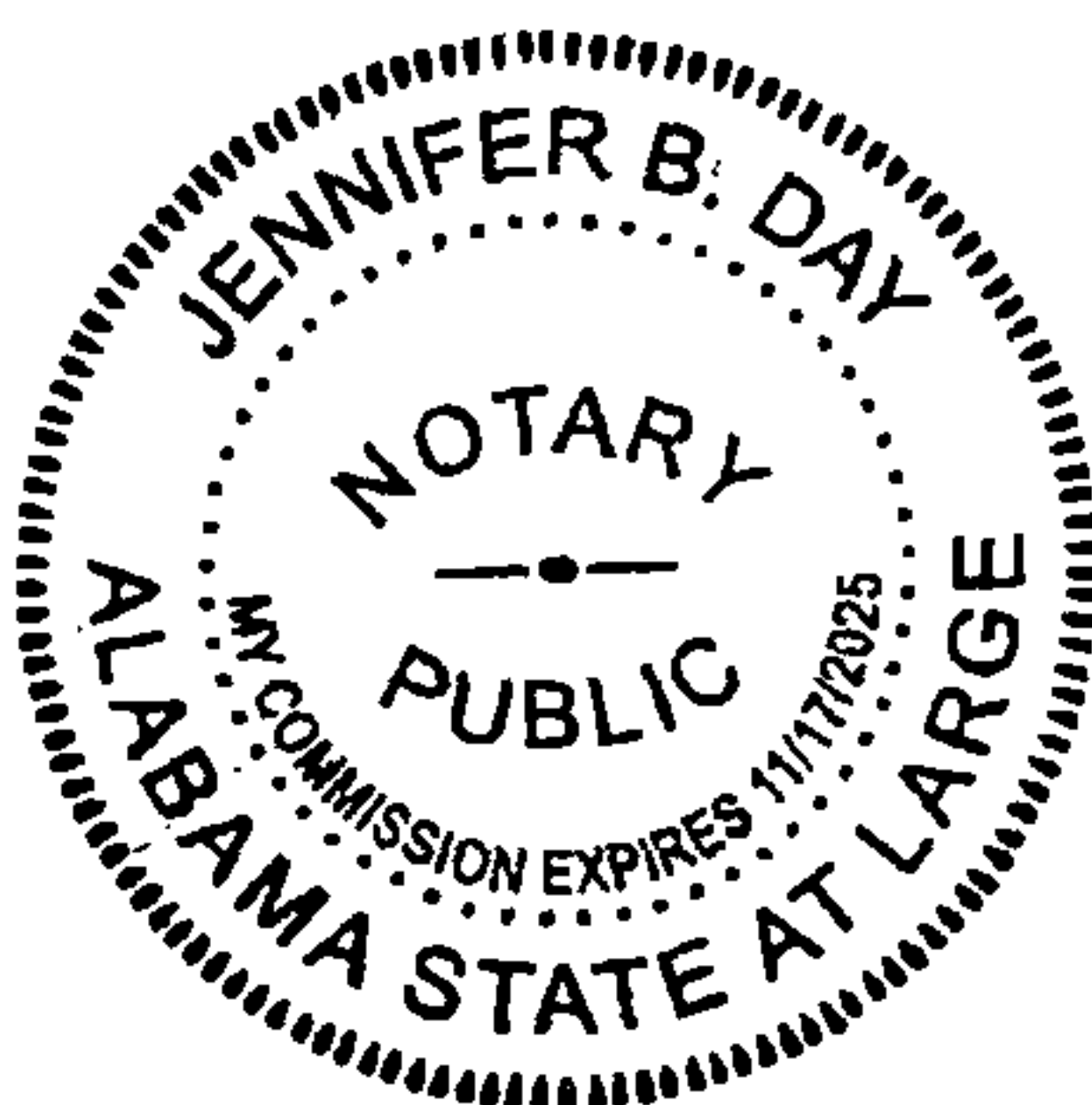
By: Clara Y. Yeager
Clara Y. Yeager

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Clara Y. Yeager, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of July, 2023.



Jennifer B. Day
Notary Public
My commission expires: 11/17/2025

EXHIBIT A

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SHELBY COUNTY, IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

A tract of land situated in the NW 1/4 of Section 21, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the NE corner of Lot 35 Weatherly, as recorded in Map Book 13, page 1 in the Office of the Judge of Probate, Shelby County, Alabama for the point of beginning; thence run West along South line of said Lot 35, 350 feet to the East line of the Norman and Jewel Brasher property; thence North and along East line of said Brasher property run 480.0 feet; thence East and run 320 feet, more or less, to the centerline of a private 15 foot easement; thence Southeasterly along said centerline run 340 feet, more or less; thence Southwesterly and continue along said centerline run 500 feet, more or less; thence West 25 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

All in section 21, Township 20 south, Range 2 West in Shelby County, Alabama.

The N.W. Diagonal 1/2 of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 of said Section 21. The N.W. 1/4 of the N.E. 1/4 of the N.E. 1/4 of said Section 21.

Also a parcel of land described as follows: Beginning at the N.W. corner of the N.E. 1/4 of the N.E. 1/4 of Section 21; thence run S. 3 degrees- 41 minutes- 33 seconds W. a distance of 584.63 ft to the N.E. corner of property conveyed to John Wynn; thence run N. 90 degrees- 00 minutes- 00 seconds W. a distance of 622.29 ft. to the N.W. corner of property conveyed to John Wynn; thence run N.E. 880.85 ft. to the N.W. Corner of the N.E. 1/4 of the N.E. 1/4 of Section 21, said point being the point of beginning.

Also a parcel of land described as follows: Commencing at the N.W. corner of the N.E. 1/4 of the N.E. 1/4 of said sec. 21 run S. 584.63 ft. W. to the N.E. corner of property conveyed to John Wynn and the point of beginning; thence continue along the last course 218.13 ft to the S.W. corner of the N.W. 1/4 of the N.E. 1/4 of the N.E. 1/4 of said Section 21; thence run W. along the S. line of the N.E. 1/4 of the N.W. 1/4 of the N.E. 1/4 of said Section 21 a distance of 189.52 ft to the easterly line of property conveyed to John Wynn; thence run N. 44 degrees - 30 feet -30 minutes E. 388+/- ft to the point of beginning.

Also an ingress/egress and utility easement described as recorded in Instrument # 1996-06788 in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except the following described property, a parcel of land situated in the N.E. 1/4 of the N.E. 1/4 Section 21, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Commence at the N.W. corner of the N.E. 1/4 of the N.E. 1/4 of said Section 21; Thence run along the north line of said quarter quarter S. 85 degrees- 03 minutes- 15 seconds E. for a distance of 203.19 ft. to a point being the point of beginning; Thence run S. 85 degrees- 03 minutes - 15 seconds E. for a distance of 100 ft. to a point; thence run S. 04 degrees- 56 minutes - 45 seconds W. a distance of 100 ft. to a point; thence run N. 85 degrees - 03 minutes- 15 seconds W. a distance of 100 ft. to a point; thence run N. 04 degrees - 56 minutes- 45 seconds E. a distance of 100 ft. to the point of beginning.

Subject to an ingress/ egress and utility easement described as recorded in Instrument No. 1997-11181 in the office of the Judge of Probate of Shelby County.