


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20140311000068110 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 04:02:26 PM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Thousand and no/100's Dollars (\$5,000.00)** and other good and valuable consideration to the undersigned grantor,

**Old Cahaba Land Holdings, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**River Bend Development, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


**A parcel of land situated in Section 30, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at a rebar capped SSI at the NE corner of Lot 1862 of Old Cahaba V Second Addition as recorded in Map Book 36 Page 105 A & B in the Office of the Judge of Probate in Shelby County, Alabama; thence S 44°07'43" W along the northwestern line of Lots 1862 and 1861 a distance of 168.14 feet to the SW corner of Lot 1861; thence S 50°58'32" E along the southwestern line of Lot 1861 a distance of 59.80 feet to the NE corner of Pump Lot; thence S 33°07'16" W along the northwestern line of Pump Lot a distance of 66.17 feet to the NW corner of Pump Lot; thence S 59°06'10" E along the southwestern line of Pump Lot a distance of 61.86 feet to the Southernmost corner of a Pump Lot and a point on the northwestern right-of-way of Old Cahaba Parkway, said point also being the POINT OF BEGINNING; thence S 27°13'23" W along the proposed right-of-way of Old Cahaba Parkway a distance of 76.03 feet to the Easternmost corner of proposed Lot 2001; thence N 62°46'56" W along the northeastern line of proposed Lot 2001 and leaving said right-of-way a distance of 110.00 feet to the Northernmost corner of proposed Lot 2001; thence S 27°03'42" W along the northwestern line of proposed Lot 2001 a distance of 82.38 feet to the Northernmost corner of proposed 2002; thence S 21°32'28" W along the northwestern line of proposed Lot 2002 a distance of 92.84 feet to the Northernmost corner of proposed Lot 2003; thence S 13°13'20"**

Shelby County, AL 03/11/2014  
State of Alabama  
Deed Tax: \$5.00



W along the western line of proposed Lot 2003 a distance of 92.84 feet to the NW corner of proposed Lot 2004; thence S 04°54'12" W along the western line of proposed Lot 2004 a distance of 92.84 feet to the NW corner of proposed Lot 2005; thence S 0°20'01" W along the western line of proposed Lot 2005 a distance of 80.66 feet to the NW corner of Proposed Lot 2006; thence S 0°19'16" W along the western line of proposed Lot 2006 a distance of 80.00 feet to the SW corner of Proposed Lot 2006; thence S 89°40'44" E along the southern line of Proposed Lot 2006 a distance of 110.00 feet to the SE corner of Proposed Lot 2006 and a point on the western right-of-way of Proposed Old Cahaba Parkway; thence S 00°19'16" W along said right-of-way a distance of 80.00 feet to the NE corner of proposed Lot 2008; thence N 89°40'44" W along the northern line of proposed Lot 2008 and leaving said proposed right-of-way a distance of 110.00 feet to the NW corner of proposed Lot 2008; thence S 00°19'16" W along the western line of proposed Lot 2008 through Lot 2014 a distance of 560.00 feet to the NW corner of proposed Lot 2015; thence S 04°57'34" W along the western line of proposed Lot 2015 a distance of 79.20 feet to the NW corner of proposed Lot 2016; thence S 19°20'56" W along the western line of proposed Lot 2016 a distance of 79.44 feet to the Northernmost corner of Lot 2017; thence S 34°04'17" W along the northwestern line of proposed Lot 2017 a distance of 79.44 feet to the Westernmost corner of proposed Lot 2017; thence S 48°34'03" E along the southwestern line of proposed Lot 2017 a distance of 170.00 feet to a point on the southeastern right-of-way of proposed Old Cahaba Parkway also being a point on a curve to the left having a central angle of 05°27'03" and a radius of 480.00 feet, said curve subtended by a chord bearing N 38°42'26" E and a chord distance of 45.65 feet; thence along the arc of said curve and along said proposed right-of-way a distance of 45.67 feet to the Westernmost corner of proposed Lot 2251; thence S 51°01'59" E along the southwestern line of proposed Lot 2251 and leaving said proposed Right-of-way a distance of 110.00 feet to the Southernmost corner of proposed Lot 2251; thence N 31°49'15" E along the southeastern line of proposed Lot 2251 a distance of 98.48 feet to the Easternmost corner of proposed Lot 2252; thence N 22°27'11" E along the eastern line of proposed Lot 2252 a distance of 92.78 feet to the SE corner of proposed Lot 2253; thence N 13°26'02" E along the eastern line of proposed Lot 2253 a distance of 92.78 feet to the SE corner of proposed Lot 2254; thence N 04°24'11" E along the eastern line of proposed Lot 2254 a distance of 93.26 feet to the SE corner of proposed Lot 2255; thence N 00°19'16" E along the eastern line of proposed Lot 2255 through Lot 2264 a distance of 800.00 feet to the SE corner of proposed Lot 2265; thence N 05°53'40" E along the eastern line of proposed Lot 2265 a distance of 84.05 feet to the NE corner of proposed Lot 2265; thence N 77°27'15" W along the northeastern line of proposed Lot 2265 a distance of 110.00 feet to the eastern right-of-way of proposed Old Cahaba Parkway, said point also being a point on a curve to the right having a central angle of 14°40'19" and a radius of 470.00 feet, said curve subtended by a chord bearing N 19°52'54" E and a chord distance of 120.03 feet; thence along the arc of said curve and along said proposed right-of-way a distance of 120.35 feet to a point of tangent; thence N 27°13'04" E along said proposed right-of-way a distance of 142.38 feet to the southeastern right-of-way of Old Cahaba Parkway; thence N 63°39'25" W along said right-of-way for a distance of 60.00 feet to the POINT OF BEGINNING; Said parcel of land contains 8.57 acres, more or less.

  
20140311000068110 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 04:02:26 PM FILED/CERT



**No title opinion was requested by the grantor or grantee and none is offered by the preparer. No representation as to title is made by the preparer of this instrument.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member, Jerry Robert. Adams, Jr., who is authorized to execute this conveyance has hereunto set his signature and seal this the 6th day of March, 2014.

ATTEST:

Old Cahaba Land Holdings, LLC

  
Jerry Robert. Adams, Jr.-It's Member

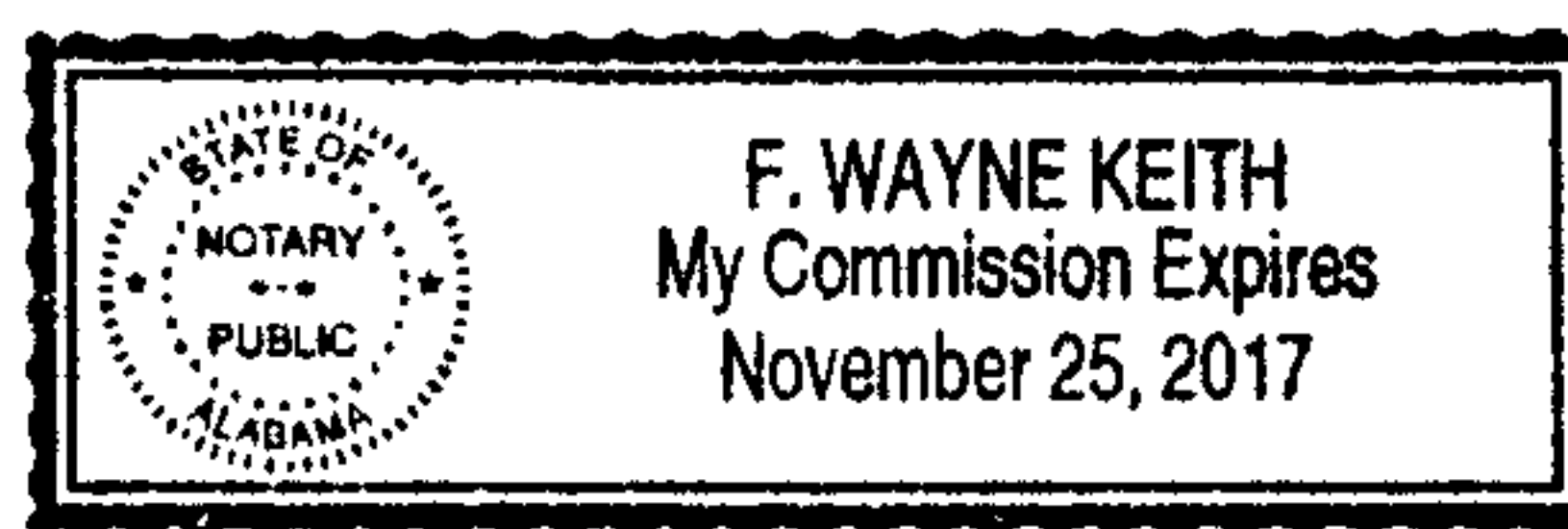
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry Robert Adams, Jr., whose name as Member of Old Cahaba Land Holdings, LLC, a 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 6th day of March, 2013.

  
Notary Public

SEND TAX NOTICE TO:  
River Bend Development LLC  
122 Bishop Circle  
Pelham, Alabama 35124



  
20140311000068110 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 04:02:26 PM FILED/CERT

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Old Cahaba Land Holdings, LLC

Mailing Address : 122 Bishop Circle  
Pelham, AL 35124

Grantee's Name: River Bend Development, LLC

Mailing Address : 122 Bishop Circle  
Pelham, AL 35124

Properly Address: See attached

Date of Transfer: March 6, 2014

Total Purchase Price \$5,000.00

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  
x Sales Contract  
x Closing Statement

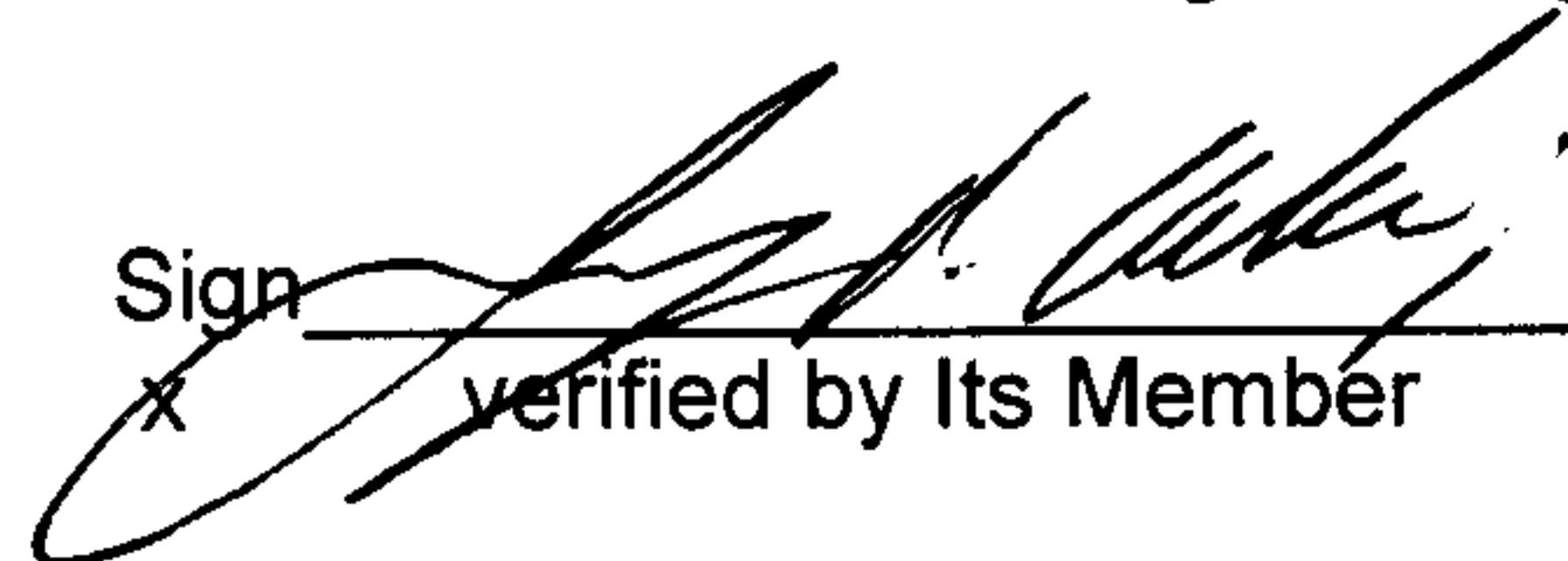
Appraisal  
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

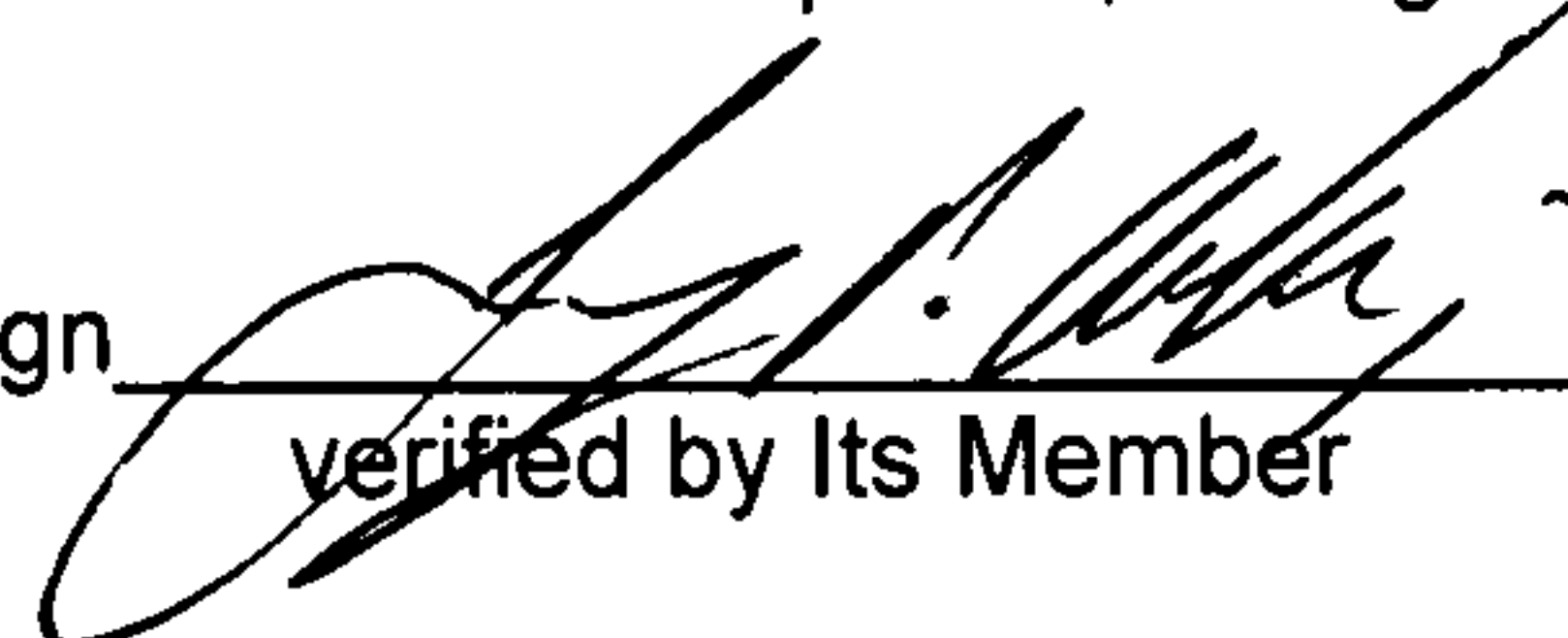
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: March 6, 2014


Old Cahaba Land Holdings, LLC-grantor

Sign   
x verified by Its Member

River Bend Development, LLC-grantee

Sign   
x verified by Its Member

RT-1

  
20140311000068110 4/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 04:02:26 PM FILED/CERT