

THIS INSTRUMENT PREPARED BY:

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

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

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty Five Thousand and no/100's Dollars (\$85,000.00)** 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

**Old Cahaba Residential Association, Inc.**

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

**Pool Lot according to the Survey of Old Cahaba Estates, Sector 1, as recorded in Map Book 44, Page 7 A, B, C, and D in the Probate office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. 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.**
- 3. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.**
- 4. Less and except any part of subject property lying within the Cahaba River.**
- 5. Right-of-way granted to Shelby County recorded in Deed Book 155, Page 331; Deed Book 155, Page 42iv; Lis Pendens Book 2, Page 165 and Deed Book 156, Page 203.**
- 6. 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.**
- 7. Easement to Plantation Pipe Line recorded in Deed Book 112, Page 584 and Deed Book 257, Page 213.**
- 8. Right-of-way to McKenzie Mineral Methane Corporation recorded in Real 259, Page 610.**
- 9. Terms and conditions contained in that certain Easement Agreement recorded in Instrument 1999-23334.**
- 10. Easement to Alabama Power Company recorded in Instrument 20060829000424580 and Instrument 20091117000427870.**

Shelby County, AL 07/11/2014  
State of Alabama  
Deed Tax: \$25.00

  
20140711000210210 1/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
07/11/2014 09:39:52 AM FILED/CERT

11. Right-of-way to Bessemer Water recorded in Instrument 20080204000043240.
12. Right-of-way to Bellsouth recorded in Instrument 20051014000536920.
13. Right-of-way granted to Alabama Power Company recorded in Instrument 20040629000354660.
14. Restrictions appearing of record in Instrument 20140319000075220

\$60,000.00 of the above consideration is paid by a purchase Money Mortgage filed simultaneously herewith.

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 who is authorized to execute this conveyance has hereunto set its signature and seal this the 8th day of July, 2014.

ATTEST:

Old Cahaba Land Holdings, LLC

\_\_\_\_\_  
It's Member

STATE OF ALABAMA  
SHELBY COUNTY

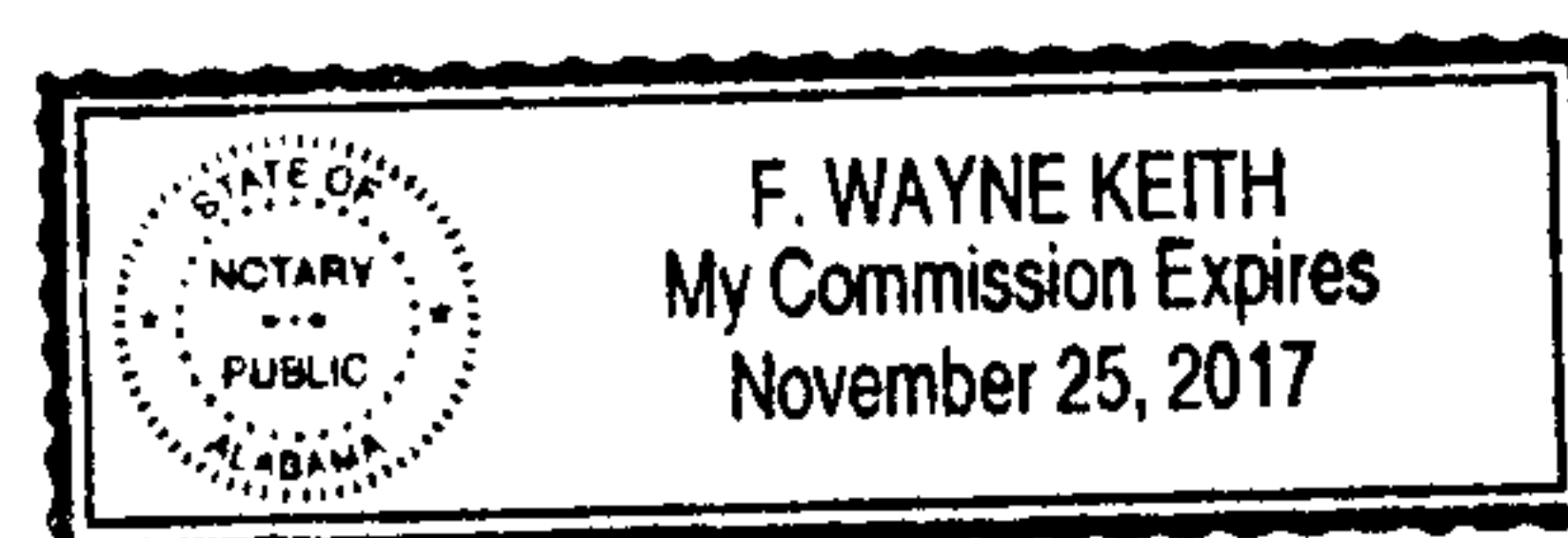
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry Robert Adams, Jr., as Member of Old Cahaba Land Holdings, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of 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 8th day of July, 2014.

\_\_\_\_\_  
20140711000210210 2/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
07/11/2014 09:39:52 AM FILED/CERT

\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Old Cahaba residential Association, Inc.  
2710 Pelham Parkway  
Pelham, Alabama 35124



### 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, Alabama 35124

Grantee's Name: Old Cahaba Residential Association Inc.

Mailing Address: 2701 Pelham Parkway  
Pelham, Alabama 35124

Property Address: Pool Lot Old Cahaba Estates  
Helena, Alabama 35080

Date of Transfer: July 8, 2014

Total Purchase Price \$85,000.00

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  
☒ Sales Contract  
☒ 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: July 8, 2014

x

Sign

verified by F. Wayne Keith, Attorney

RT-1

