


THIS INSTRUMENT PREPARED BY:

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

  
20140805000241950 1/4 \$232.00  
Shelby Cnty Judge of Probate: AL  
08/05/2014 10:47:46 AM 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 **Two Hundred, Nine Thousand and no/100's Dollars (\$209,000.00)** 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 grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Jennifer B. Steele and H. Russell Steele**

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

**Lot 7, according to the Survey of Old Cahaba Estates, Sector 2, as recorded in Map Book 44, Page 20 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, are not insured herein.**
- 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 425; 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 Inst. N0. 1999-23334.**

Shelby County, AL 08/05/2014  
State of Alabama  
Deed Tax: \$209.00

10. Easement to Alabama Power Company recorded in Inst. No. 20060829000424580 and Inst. No. 20091117000427870.
11. Right-of-way to Bessemer Water recorded in Inst. No. 20080204000043240.
12. Right-of-way to Bellsouth recorded in Inst. No. 20051 014000536920.
13. Right-of-way granted to Alabama Power Company recorded In Inst. No. 20040629000354660.
14. Restrictions appearing of record in Instrument No. 20140319000075220.

TO HAVE AND TO HOLD, unto 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 that one grantee 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 grantor does for itself, its successors and assigns, covenant with said grantees, their heirs 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 said grantees, their heirs 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 4th day of August, 2014.

ATTEST:

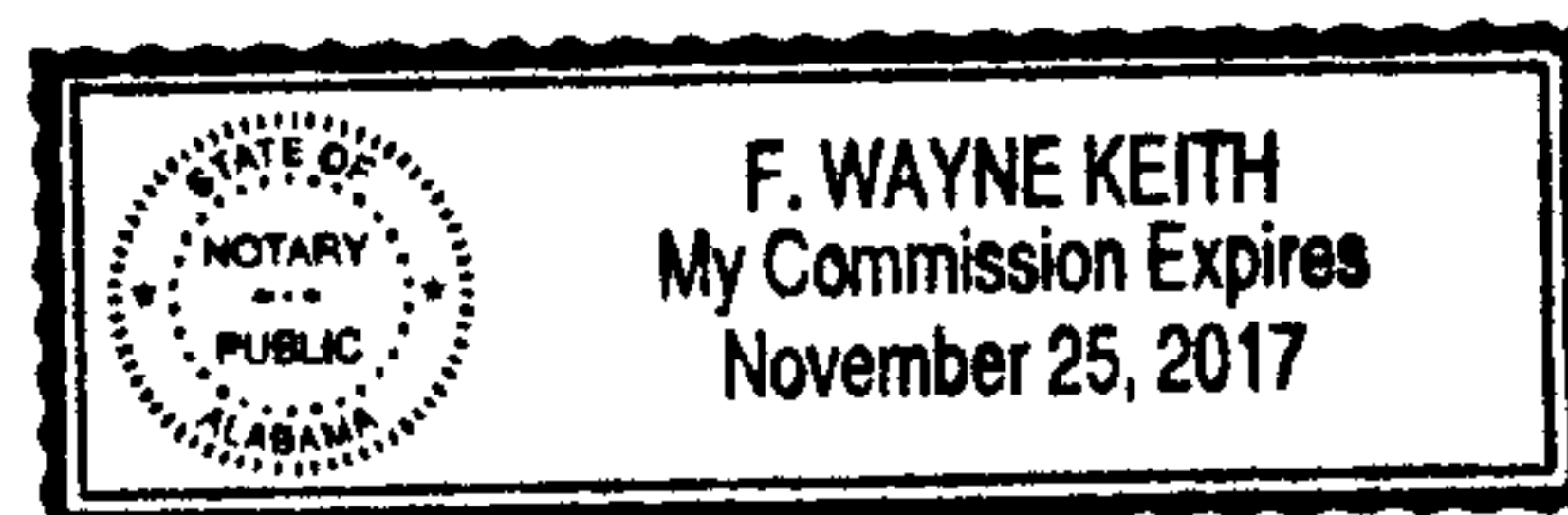
Old Cahaba Land Holdings, LLC

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 Connor Farmer, 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 4th day of August, 2014.



Notary Public



20140805000241950 3/4 \$232.00  
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SEND TAX NOTICE TO:  
Jennifer B. Steele and H. Russell Steele  
1511 Secretariat Drive  
Helena, Alabama 35080



**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: Jennifer B. Steele and H. Russell Steele  
Mailing Address: 1511 Secretariat Drive  
Helena, Alabama 35080  
Property Address: Lot 7, Survey of Old Cahaba Estates  
Helena, Alabama 35040  
Date of Transfer: August 4, 2014  
Total Purchase Price \$209,000.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	


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: August 4, 2014

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney