


**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

  
20140926000302430 1/7 \$1232.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:33:20 AM FILED/CERT

Send Tax Notice to:  
Old Cahaba Land Holdings, LLC  
120 Bishop Circle  
Pelham, Alabama 35124

and  
Saiia Investments, LLC  
3424 Brook Mountain Lane  
Birmingham, Alabama 35223

STATE OF ALABAMA       )  
  )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Old Cahaba Land Holdings, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), in hand paid by **Saiia Investments, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee a 40% undivided interest, as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit A attached hereto and incorporated herein**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the year 2014 and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases, if any, affecting said real property; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantee, a 40% undivided interest, as tenants in common, and to the respective successors and assigns of the Grantee in fee simple forever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed by its duly authorized representatives effective as of the 23<sup>rd</sup> day of September, 2014.

**GRANTOR:**

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

By: \_\_\_\_\_

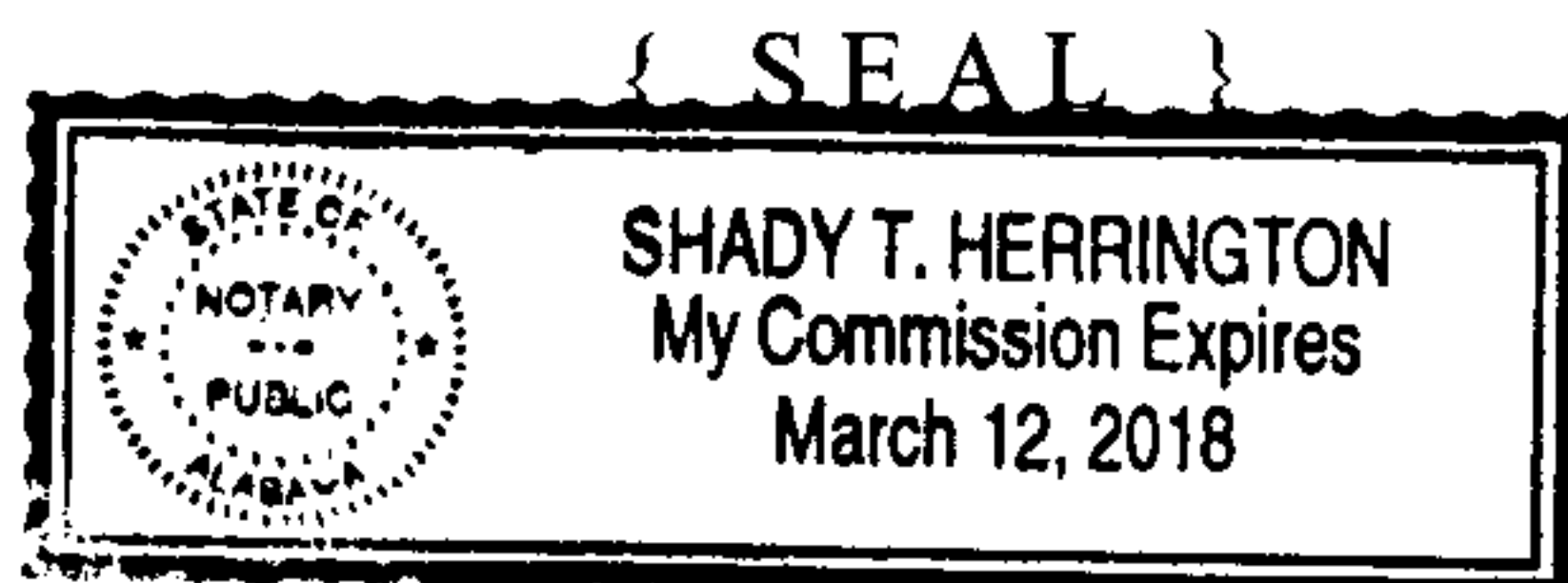
Name: **Jerry Robert Adams, Jr.**

Title: **Member**

**STATE OF ALABAMA        )**  
**COUNTY OF SHELBY        )**

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**, an Alabama limited liability company, 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 the conveyance, he, as member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23<sup>rd</sup> day of September, 2013.



\_\_\_\_\_  
Notary Public  
My Commission Expires: March 12, 2018

**This document prepared by:**

Donald E. Johnson, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

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## **EXHIBIT A**


### **Legal Description**

A parcel of land situated in Sections 19, 20 and 30, Township 20 South, Range 3 West and Section 25, Township 20 South, Range 4 West in Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped iron found at the northeast corner of Section 20, Township 20 South, Range 3 West and run south 0°-00'-26" west for a distance of 2676.15 feet to a 3" capped iron locally accepted to be at the southeast corner of the northeast quarter of said Section 20; thence run north 88°-46'-03" west for a distance of 1312.22 feet to a 3" capped iron locally accepted to be at the southwest corner of the southeast quarter of the northeast quarter of said Section 20; thence run south 0°00'45" west for a distance of 1333.63 feet to a 3" capped iron locally accepted to be at the southeast corner of the northwest quarter of the southeast quarter of said Section 20; thence run north 88°-29'-39" west for a distance of 1314.43 feet to a 3" capped iron locally accepted to be at the southwest corner of the northwest quarter of the southeast quarter of said Section 20; thence run south 0°-03'-02" west for a distance of 1331.67 feet to a 3" capped iron locally accepted to be at the southeast corner of the southwest quarter of said Section 20; thence run north 88°-22'-26" west for a distance of 2629.79 feet to a 3" capped iron locally accepted to be at the southwest corner of said Section 20; thence run south 0°-11'-28" west for a distance of 1320.14 feet to a 3" capped iron locally accepted to be at the southeast corner of the northeast quarter of the northeast quarter of said Section 30; thence run south 89°-42'-33" west for a distance of 1312.29 feet to a 3" capped iron locally accepted to be at the southwest corner of said quarter-quarter section; thence run south 0°-14'47" west for a distance of 2649.32 feet to a 3" capped iron locally accepted to be at the southeast corner of the northwest quarter of the southeast quarter of said Section 30; thence run south 89°-47'-09" west for a distance of 1315.02 feet to a 3" capped iron locally accepted to be at the southwest corner of said quarter-quarter section; thence run south 00°-18'35" west for a distance of 1322.52 feet to a 3" capped iron locally accepted to be at the southeast corner of the southwest quarter of said Section 30; thence run south 89°-54'-30" west for a distance of 1805.08 feet, more or less, to be the center line of the Cahaba River; thence run along the meandering of the centerline of the Cahaba River in a generally northeasterly direction for a distance of 20,000 feet, more or less, to a point of intersection with the southeasterly right-of-way line of Shelby County Highway No. 52; thence turn an angle to the right and run in a northeasterly direction along the southeasterly right-of-way line of Shelby County Highway No. 52 for a distance of 3000 feet, more or less, to a point of intersection with the north line of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama; thence turn an angle to the right and run in an easterly direction along the north line of said Section 20 for a distance of 2765.99 feet, more or less, to the point of beginning.

Less and except those parcels as described in Instrument 1997-37337, Instrument 1998-44665 and 20030509000286340, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

And also less and except the following subdivisions from the above described legal:

  
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**All Lots in the Survey of First Addition Old Cahaba Phase III as recorded in Map Book 28, page 133, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Second Addition Old Cahaba Phase III as recorded in Map Book 29, page 33, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV First Addition as recorded in Map Book 33, page 80, in the Office of the Judge of Probate of Shelby County, Alabama**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase One as recorded in Map Book 33, page 110, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Two as recorded in Map Book 33, page 129, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Three as recorded in Map Book 33, page 130, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Four as recorded in Map Book 33, page 131, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Five as recorded in Map Book 34, page 53, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Six as recorded in Map Book 34, page 67, in the Office of the Judge of Probate of Shelby County, Alabama.**


**All Lots in the Survey of Old Cahaba IV Second Addition - Phase Seven as recorded in Map Book 34, page 103, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV First Addition and Second Addition Phase One Lake Access as recorded in Map Book 34, page 104, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba IV Second Addition Phase Four Lake Access as recorded in Map Book 34, page 105, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Resurvey of Lots 1522 & 1523 Old Cahaba IV Second Addition Phase Four and Lots 1522A and 1523A Old Cahaba IV Second Addition Phase Four Lake Access as recorded in Map Book 35, page 33, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba V First Addition as recorded in Map Book 35, page 120, in the Office of the Judge of Probate of Shelby County, Alabama.**

  
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**All Lots in the Survey of Old Cahaba V Second Additions recorded in Map Book 36, page 105-A and 105-B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba V Third Addition as recorded in Map Book 37, page 6A and 6B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Resurvey of Lots 1923, 1924, 1932 & Pump Lot of Old Cahaba V First Addition as recorded in Map Book 37, page 52, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba V Fifth Addition as recorded in Map Book 37, page 53, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba V Sixth Addition as recorded in Map Book 37, page 62, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Old Cahaba V Fourth Addition as recorded in Map Book 37, page 136, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All Lots in the Survey of Resurvey Lots 1914, 1915 & 1916 Old Cahaba V First Addition as recorded in Map Book 38, page 46, in the Office of the Judge of Probate of Shelby County, Alabama.**

**And also less and except the following:**

**All lots in the Survey of Old Cahaba IV First Addition and Second Addition Phase One, Lake Access, Map Book 34, Page 104.**

**All lots in the Survey of Old Cahaba IV Second Addition, Phase Four, Lake Access, Map Book 34, Page 105.**

**Lot 920 in the Survey of Old Cahaba Sector 9, Map Book 26, Page 149.**

**All lots in the Resurvey of Lots 1522 and 1523, Old Cahaba IV Second Addition Phase Four and Lots 1522A and 1523A, Old Cahaba IV Second Addition, Phase Four, Lake Access, Map Book 35, Page 33.**

**Lots 1021, 1022, 1023, in the Survey of Old Cahaba, 10<sup>th</sup> Sector-Phase One, Map Book 26, Page 150.**

**Lot 1124, in the Survey of First Addition, Old Cahaba Phase III, Map Book 28, Page 133.**

**Lot 1125 (Common Area) in the Survey of First Addition, Old Cahaba Phase III, Map Book 28, Page 133.**



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Less and except Lot 2, Lot 4, and Pool Lot of Old Cahaba Estates Sector 1 as recorded in Map Book 44 Page 7A through 7D in the Office of the Judge of Probate in Shelby County, Alabama.

Less and except Pool Lot A of Resurvey Lot 1 and Pool Lot Old Cahaba Estates Sector 1 as recorded in Map Book 44 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama.


Less and except a parcel of land situated in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 19 and the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 20, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NW corner of Lot 1906 of Old Cahaba V Second Addition as recorded in Map Book 36 Page 105 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being on the east side of Lot 4 of Old Cahaba Estates Sector 1 as recorded in Map Book 44 Page 7; thence N 5°13'21" W along the east line of Lot 4 a distance of 354.39 feet to the centerline of the Cahaba River; thence N 85°21'24" E along said centerline a distance of 253.72 feet to a point; thence N 56°54'35" E along said centerline a distance of 263.05 feet; thence N 32°55'54" E along said centerline a distance of 285.68 feet to a point; thence N 20°24'15" E along said centerline a distance of 6.85 feet to the western most corner of Lot 3 of Old Cahaba Estates Sector 1; thence N 51°53'07" W along the southwestern line of Lot 3 for a distance of 453.56 feet to the SW corner of Lot 3 and the NE corner of Lot 1921 of Old Cahaba V First Addition as recorded in Map Book 35 Page 120; thence S 39°49'04" W along the northwestern line of Lots 1921 through 1917 a distance of 400.10 feet to the NW corner of Lot 1917; thence S 50°10'56" E along the southwestern line of Lot 1917 a distance of 120.00 feet to the northwestern right-of-way of Old Cahaba Parkway; thence S 39°49'04" W along said right-of-way a distance of 40.06 feet to the SE corner of Lot 1916; thence N 50°10'56" W along the northeastern line of Lot 1916 a distance of 120.00 feet to the NE corner of Lot 1916; thence S 39°49'04" W along the northwestern line of Lot 1916 a distance of 72.35 feet to the NE corner of Lot 1915; thence S 52°37'39" W along the northwestern line of Lot 1915 a distance of 85.41 feet to the NE corner of Lot 1914; thence S 79°00'49" W along the northwestern line of Lot 1914 a distance of 61.20 feet to the NE corner of Lot 1913; thence N 88°15'49" W along the northern line of Lots 1913 through 1908 for a distance of 480.10 feet to the NE corner of Lot 1907; thence S 87°05'18" W along the northern line of Lot 1907 a distance of 102.66 feet to the NE corner of Lot 1906 of Old Cahaba V Second Addition as recorded in Map Book 36 Page 105; thence S 69°11'08" W along the northwestern line of Lot 1906 a distance of 111.88 feet to the POINT OF BEGINNING. Said parcel of land contains 10.48 acres, more or less.

Less and except Old Cahaba Estates Sector 2 as recorded in Map Book 44 Page 20 in the Office of the Judge of Probate in Shelby County, Alabama.

Less and except Riverbend at Old Cahaba as recorded in Map Book 44 Page 55 in the Office of the Judge of Probate in Shelby County, Alabama.

Shelby County, AL 09/26/2014  
State of Alabama  
Deed Tax: \$1200.00

  
20140926000302430 6/7 \$1232.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:33:20 AM 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 \_\_\_\_\_  
120 Bishop Circle  
Pelham, Alabama 35124

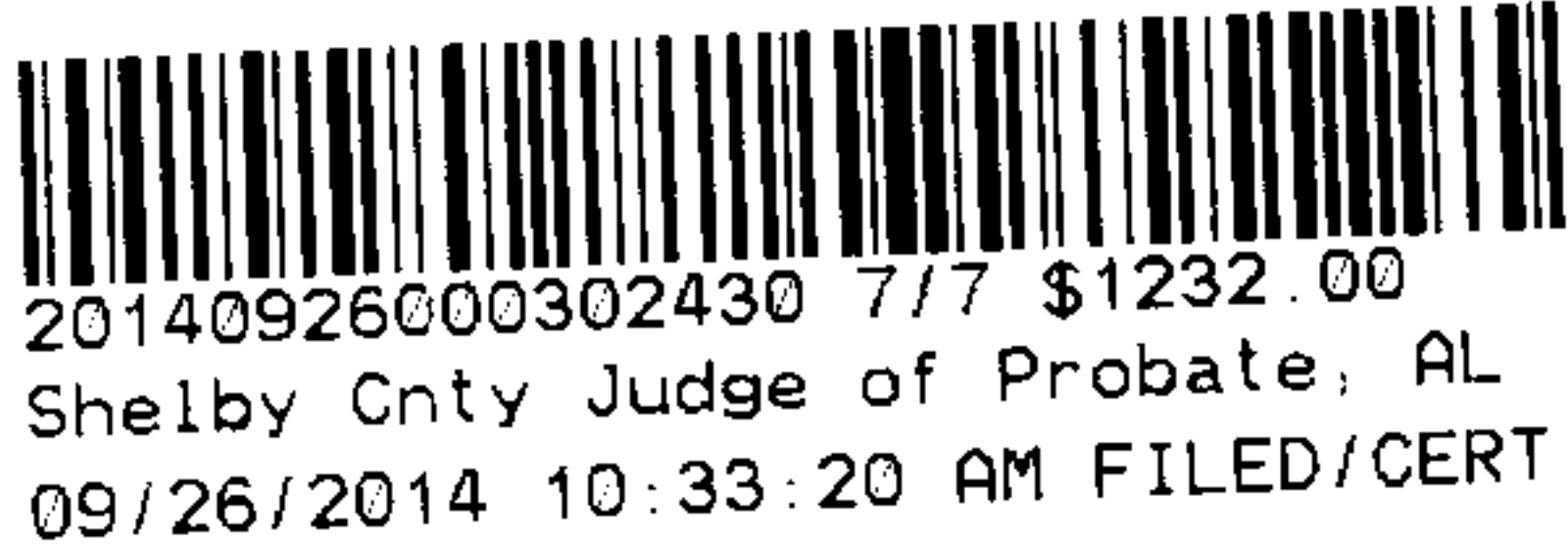
Grantee's Name Saia Investments, LLC  
Mailing Address \_\_\_\_\_  
3424 Brook Mountain Lane  
Birmingham, Alabama 35223

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ 1,200,000.00 (Conveying 40% Int)

or  
Assessor's Market Value \$ \_\_\_\_\_



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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal  |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Redemption Agreement - Agreed Value |
| <input type="checkbox"/> 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.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 9-23-14

Print Old Cahaba Land Holdings, LLC

\_\_\_\_\_  
Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1