


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

  
20141028000339610 1/3 \$80.00  
Shelby Cnty Judge of Probate, AL  
10/28/2014 08:49:46 AM 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 **Sixty Thousand and no/100's Dollars (\$60,000.00)** and other good and valuable consideration to the undersigned,

**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

**Todd Stewart**

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

**Lot 1A, according to the Resurvey of Lot 1 and Pool Lot Old Cahaba Estates, Sector I, as recorded in Map Book 44, Page 19, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2015 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 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. No. 1999-23334.**
- 10. Easement to Alabama Power Company recorded in Inst. No. 20060829000424580 and Inst. No. 200911 17000427870.**
- 11. Right-of-way to Bessemer Water recorded in Inst. No. 20080204000043240.**

12. Right-of-way to Bellsouth recorded in Inst. No. 20051014000536920.  
13. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20040629000354660.  
14. Restrictions appearing of record in Inst. No. 20140319000075220.

TO HAVE AND TO HOLD, unto the said grantee, Todd Stewart.

And said grantor does for itself, its successors and assigns, covenant with said grantee, his 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 grantee, his 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 24<sup>th</sup> day of October, 2014.

ATTEST:

OLD CAHABA LAND HOLDINGS, LLC

  
Connor Farmer-It's Member

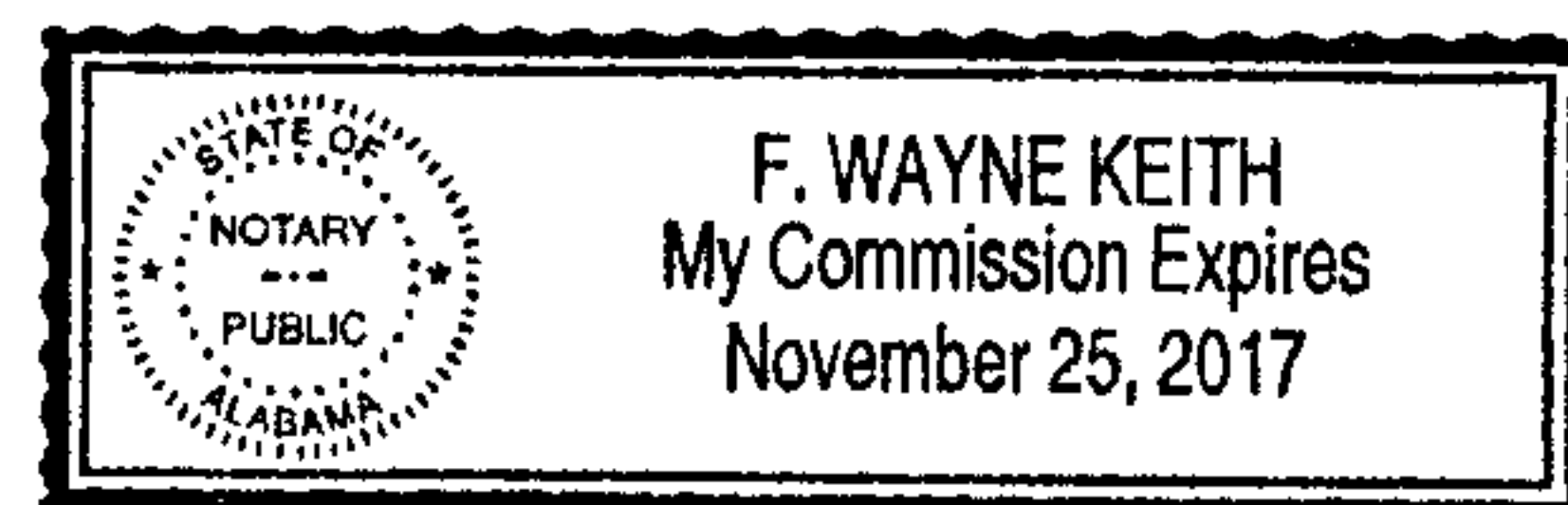
STATE OF ALABAMA  
SHELBY COUNTY

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, an Alabama 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 24<sup>th</sup> day of October, 2014.

  
Notary Public

SEND TAX NOTICE TO:  
Todd Stewart  
5037 Old Cahaba Avenue  
Helena, Alabama 35080



Shelby County, AL 10/28/2014  
State of Alabama  
Deed Tax: \$60.00

  
20141028000339610 2/3 \$80.00  
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### Real Estate Sales Validation Form

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

Grantors' Name: Old Cahaba Land Holdings, LLC

Mailing Address : 122 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Todd Stewart

Mailing Address: 5037 Old Cahaba Avenue  
Helena, AL 35080

Property Address: Lot 1A Old Cahaba Estates, MB 44, Page 19

Date of Transfer: October 24, 2014

Total Purchase Price \$60,000.00

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: October 24, 2014

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

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