


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


20150609000191990 1/4 \$112.00
Shelby Cnty Judge of Probate, AL
06/09/2015 09:01:02 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Nine Thousand and no/100's Dollars (\$149,000.00)** and other good and valuable consideration to the undersigned,

Old Cahaba Land Holdings, LLC, an Alabama limited liability company (60% owner in the property described below) and

Saia Investments, LLC, a Delaware limited liability company (40% owner in the property described below)

hereinafter referred to as grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

James Mitchell Leith, Jr. and Danielle Kelly Leith

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Old Cahaba Estates Sector I, 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 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.**

Shelby County, AL 06/09/2015
State of Alabama
Deed Tax: \$89.00

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.

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

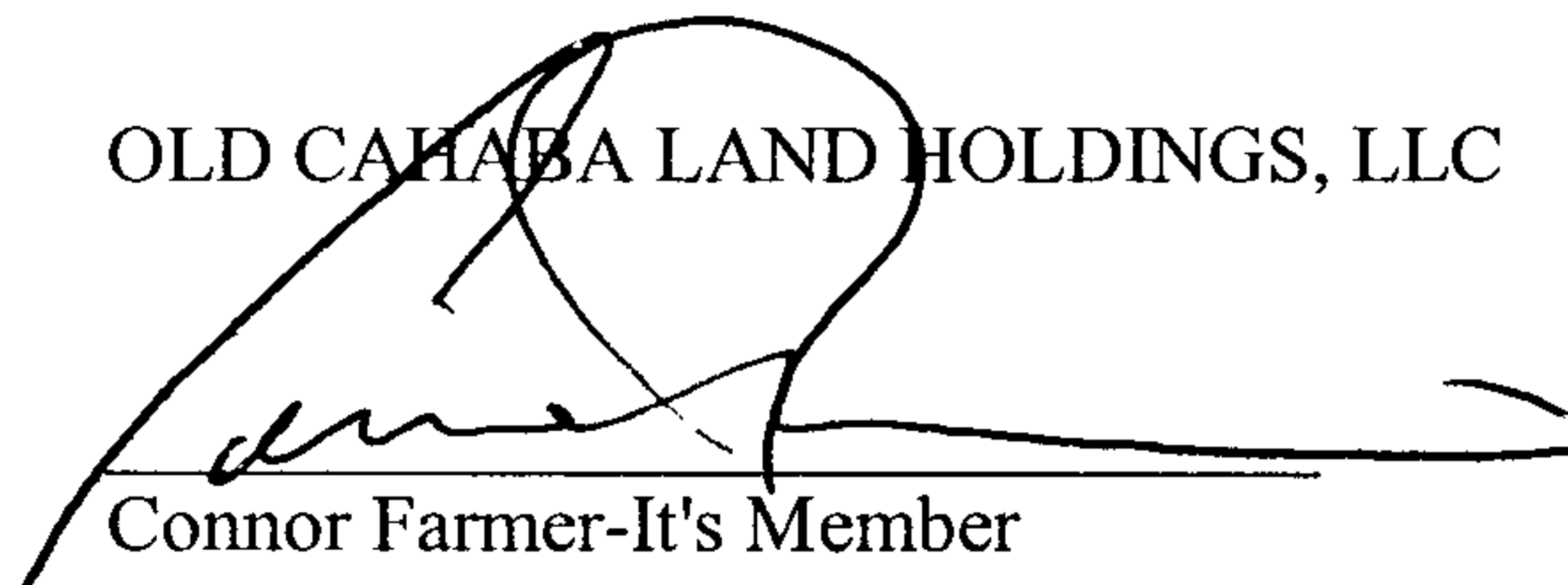
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 grantors do for themselves, their successors and assigns, covenant with said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that grantors have a good right to sell and convey the same as aforesaid; that grantors will and their 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, Old Cahaba Land Holdings, LLC, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 8th day of June, 2015.

ATTEST:

OLD CAHABA LAND HOLDINGS, LLC


Connor Farmer-It's Member

IN WITNESS WHEREOF, the said grantor, Saiia Investments, LLC, by its Designated Signatory who is authorized to execute this conveyance has hereunto set its signature and seal this the 8th day of June, 2015.

ATTEST:

SAILIA INVESTMENTS, LLC

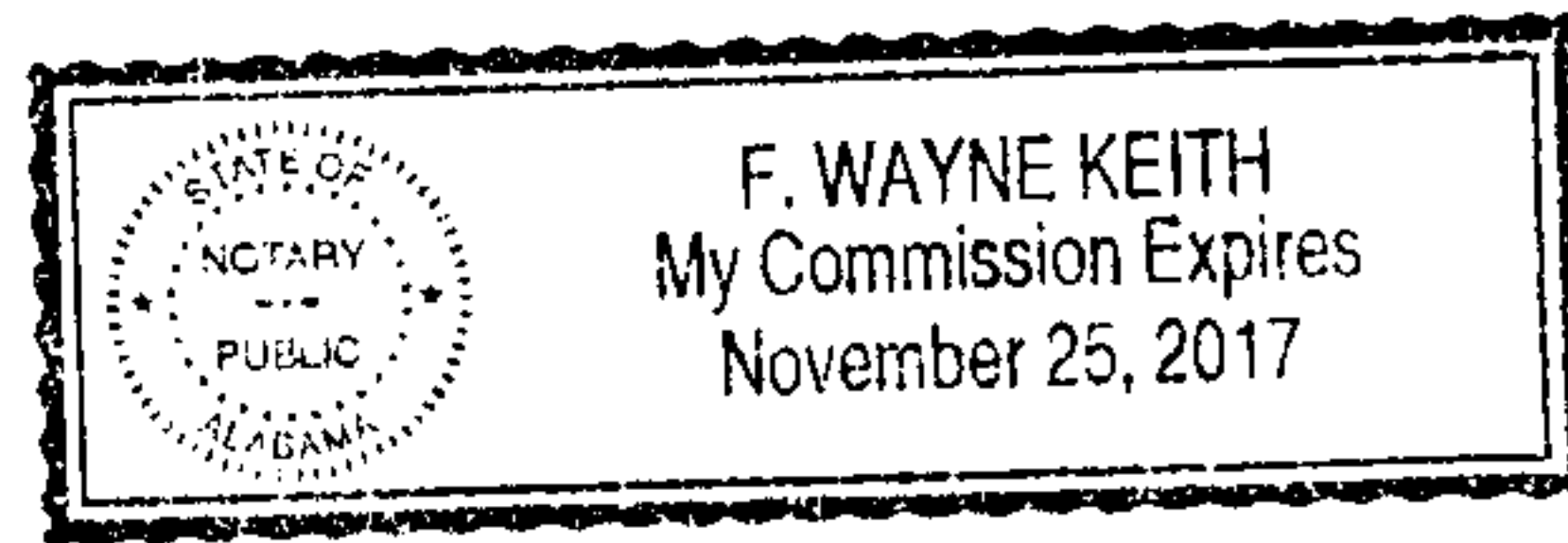

Connor Farmer-It's Designated Signatory

STATE OF ALABAMA
SHELBY COUNTY

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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 8th day of June, 2015.



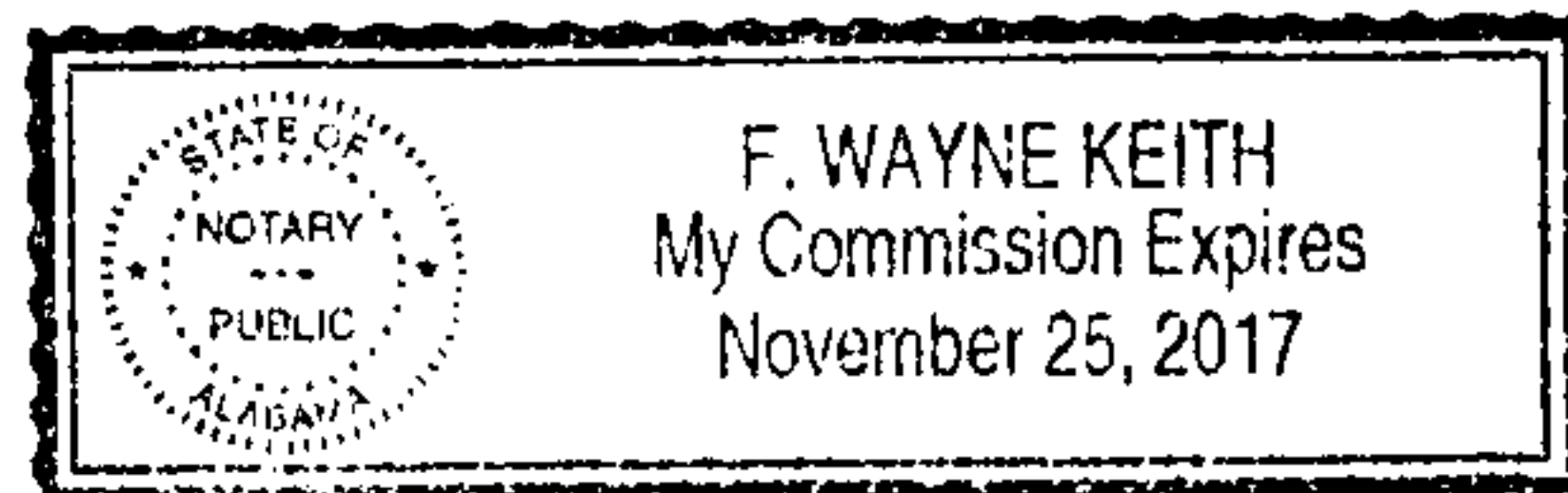


Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Signatory designated by Resolution of Saiia Investments, LLC 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 Signatory and with full authority as granted by that Resolution of Saiia Investments, LLC, 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 June, 2105.





Notary Public

SEND TAX NOTICE TO:
James Mitchell Leith, Jr.
158 Skipping Water Drive
Spring Lake, North Carolina 28390

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
Saiia Investments LLC

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantees' Name: James Mitchell Leith Jr
Danielle Kelly Leith

Mailing Address: 158 Skipping Water Drive
Spring Lake, NC 28390

Property Address: 4030 Old Cahaba Parkway
Helena, AL 35080



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Date of Transfer: June 8, 2015

Total Purchase Price \$149,000.00

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: June 8, 2015

Sign

verified by closing agent
F. Wayne Keith Attorney

x