

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 **Five Thousand, Five Hundred and no/00's Dollars (\$5,500.00)** 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

Old Cahaba Residential Association, Inc.

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

Beginning at the intersection of the North line of the SW ¼ and East Right of Way of Old Cahaba Parkway, thence run East 395 feet South, thence run Southwest 295 South to the East Right of Way of Old Cahaba Parkway, thence run NW along Right of Way 310 feet South to the Point of Beginning.

No title opinion was requested of the Preparer of this Deed and no title opinion is offered by the Preparer.


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 27th day of July, 2015.

Signature and Notary on next page

Shelby County, AL 08/31/2015
State of Alabama
Deed Tax: \$5.50


20150831000301460 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
08/31/2015 09:21:42 AM FILED/CERT

ATTEST:

Old Cahaba Land Holdings, LLC


It's Member

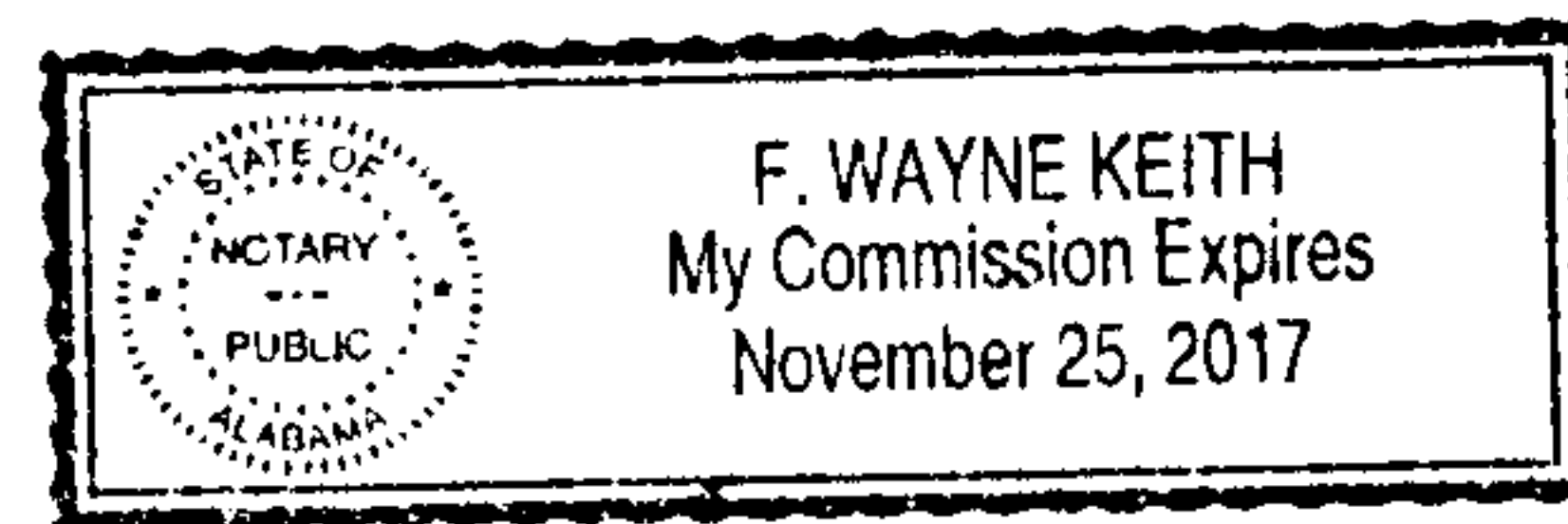
STATE OF ALABAMA
SHELBY COUNTY


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 27th day of July, 2015.


Notary Public

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




20150831000301460 2/3 \$25.50
Shelby Cnty Judge of Probate, AL
08/31/2015 09:21:42 AM FILED/CERT

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: Old Cahaba Residential Association, Inc

Mailing Address: 271 Village Parkway
Helena, AL 35080

Property Address: see legal description on deed

Date of Transfer: July 27, 2015

Total Purchase Price \$5,500.00

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	

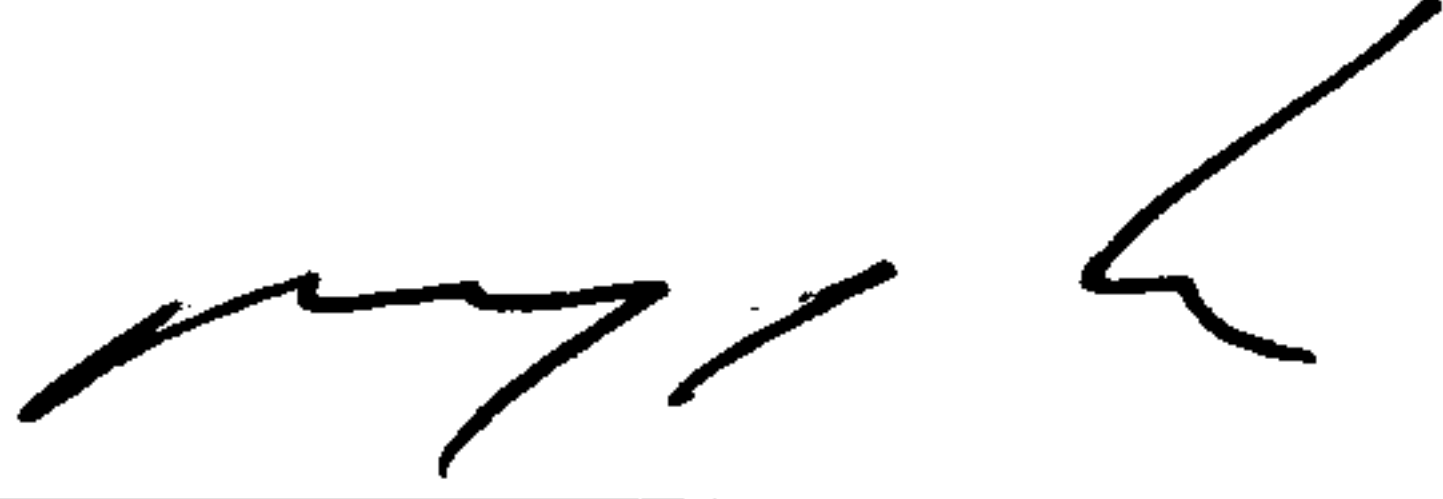
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: July 27, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1



20150831000301460 3/3 \$25.50
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