


THIS INSTRUMENT PREPARED BY:

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


20150928000338690 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/28/2015 04:07:23 PM FILED/CERT

This Corrective Deed corrects that Warranty Deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument 20140926000302440 by correcting the legal description.

_____[Space Above This Line For Recording Data]_____

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100's Dollars (\$10.00)** 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

Saiia 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

Newcastle Development, LLC

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

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

2. All that part of the SW ¼ of the NE ¼ of Section 30, Township 20 South, Range 3, West Shelby County, Alabama; lying west of River Bend at Old Cahaba as recorded in Map Book 44, Page 55 and south of Old Cahaba Estates Sector 3 as recorded in Map Book 44 Page 61 in the Office of the Judge of Probate in Shelby County, Alabama, and lying east of the centerline of the Cahaba River.

3. All the part of the NW ¼ of Section 30, Township 20 South, Range 3 West Shelby County, Alabama, lying south of the centerline of the Cahaba River.

4. All that part of the SW ¼ of Section 30, Township 20, Range 3 West, Shelby County, Alabama lying south of and east of the centerline of the Cahaba River.

5. All that part of the E ¼ of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama lying east of the centerline of the Cahaba River.

6. NW ¼ of the SE ¼ of Section 30, Township 20 South, Range 3 West in the Office of the Judge of Probate of Shelby County, Alabama.

(All collectively referred to as the "Property").

Subject to:

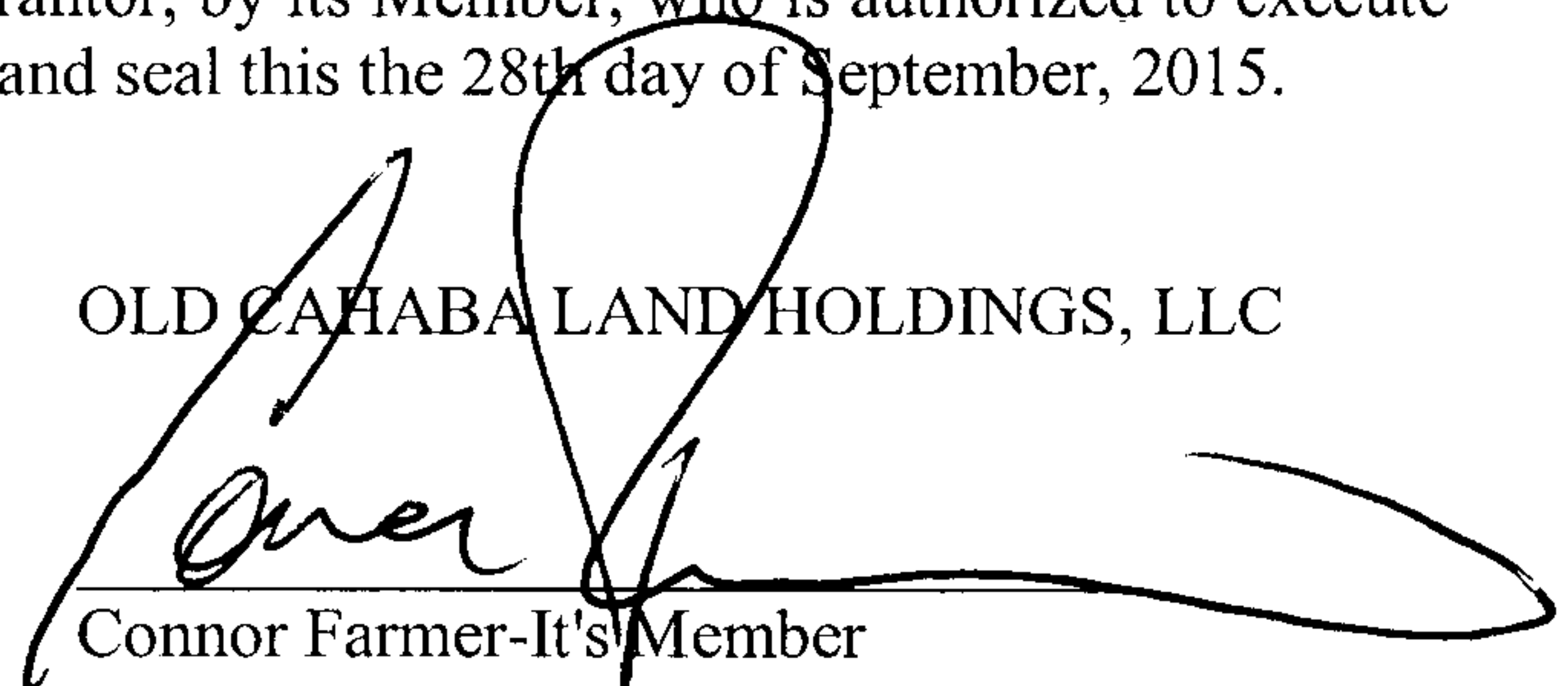
1. Real estate ad valorem taxes due and payable for the current tax year, and any other taxes, charges, and assessments of the levying jurisdictions, not yet due and payable.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
3. All matters affecting the Property as shown on the recorded subdivision plat for the Property.
4. 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.
5. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.
6. Less and except any part of subject property lying within the Cahaba River.
7. Right-of-way granted to Alabama Power Company recorded in Volume 230, Page 113.
8. Right-of-way granted to Plantation Pipe Line recorded in Volume 112, Page 584 and Volume 257, Page 537.

And said grantors do for themselves, their successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said 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 28th day of September, 2015.

ATTEST:

OLD CAHABA LAND HOLDINGS, LLC


Connor Farmer-It's Member

Second Signature and Notary Acknowledgements on next page

IN WITNESS WHEREOF, the said grantor, Saiia Investments, LLC by its Designated Signatory and who is authorized by Resolution of Saiia Investments, LLC to execute this conveyance has hereunto set its signature and seal this the 28th day of September, 2015.

ATTEST:

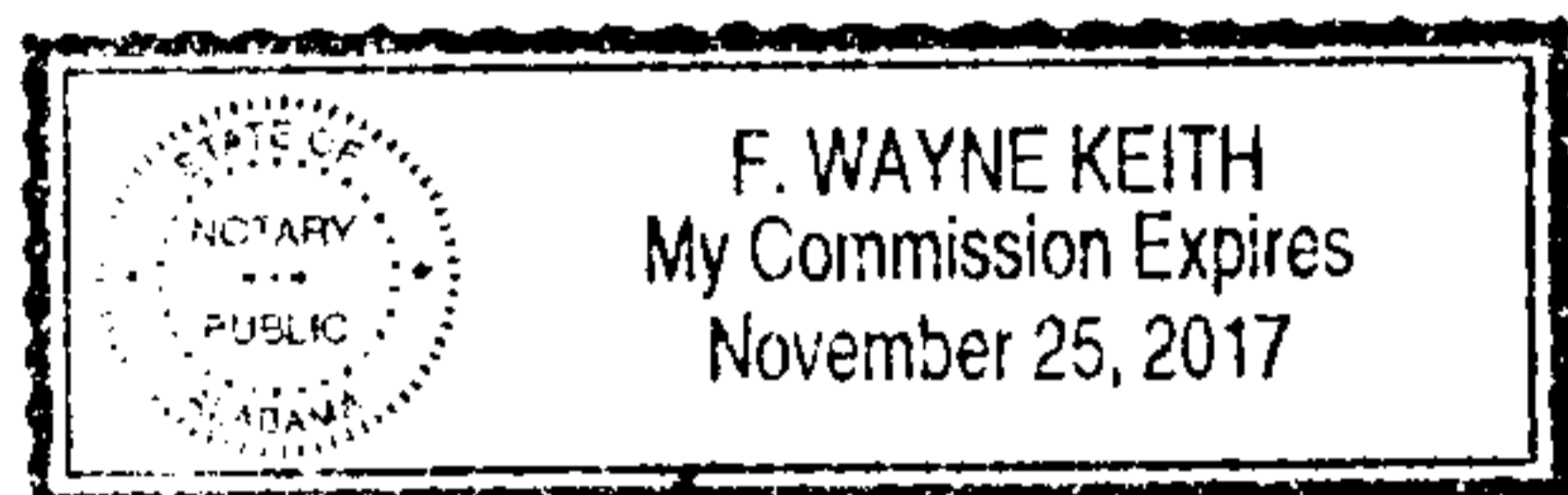
SAIIA INVESTMENTS, LLC


Connor Farmer-Its Designated Signatory

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 28th day of September, 2015.

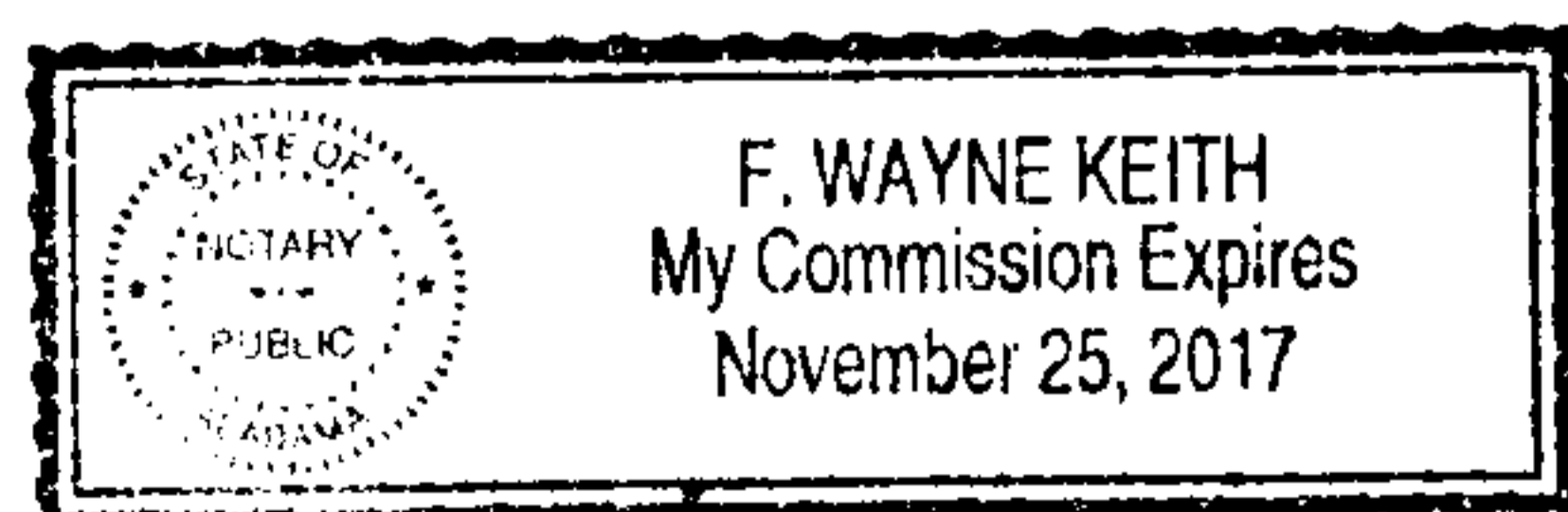



Notary Public


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 28th day of September, 2105.




Notary Public


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SEND TAX NOTICE TO:
Newcastle Investments, Inc.
3978 Parkwood Road southeast
Bessemer, Alabama 35022


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