


THIS INSTRUMENT PREPARED BY:

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


20160208000040530 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/08/2016 03:39:46 PM FILED/CERT

_____[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 **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 (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

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.

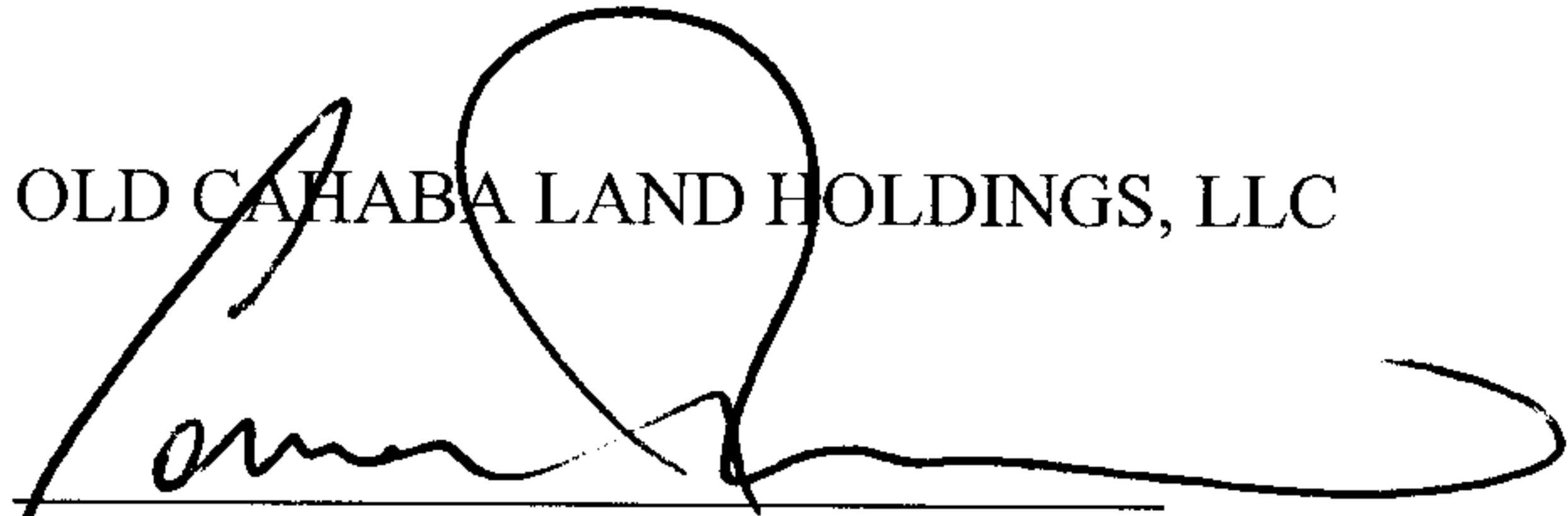
This Corrective Deed corrects that Warranty Deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument by correcting the name of the grantor to include Saiia Investments, LLC, who is a 40% owner of this property.

And said grantors do for themselves, their successors and assigns, covenant with said grantee, his heirs 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, 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 6th day of October, 2015.


ATTEST:


OLD CAHABA LAND HOLDINGS, LLC


Connor Farmer-It's Member

ATTEST:

SALIA INVESTMENTS, LLC


Connor Farmer-It's Designated Signatory

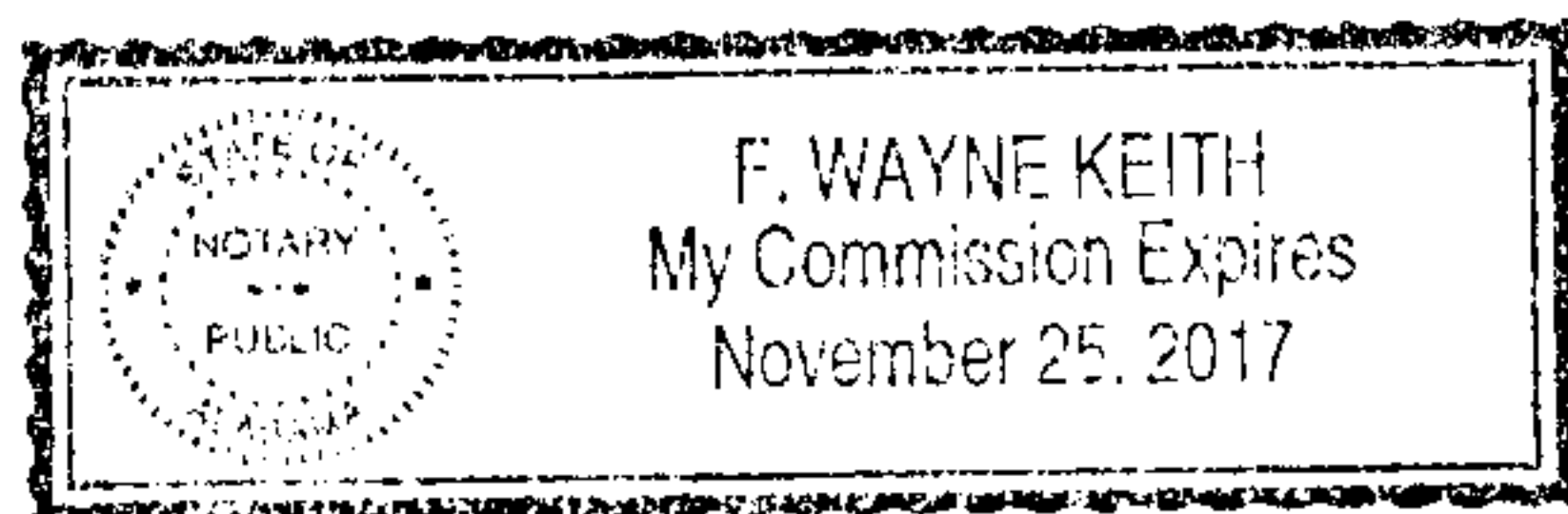

20160208000040530 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/08/2016 03:39:46 PM FILED/CERT

Notary on next page

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 6th day of October, 2015.



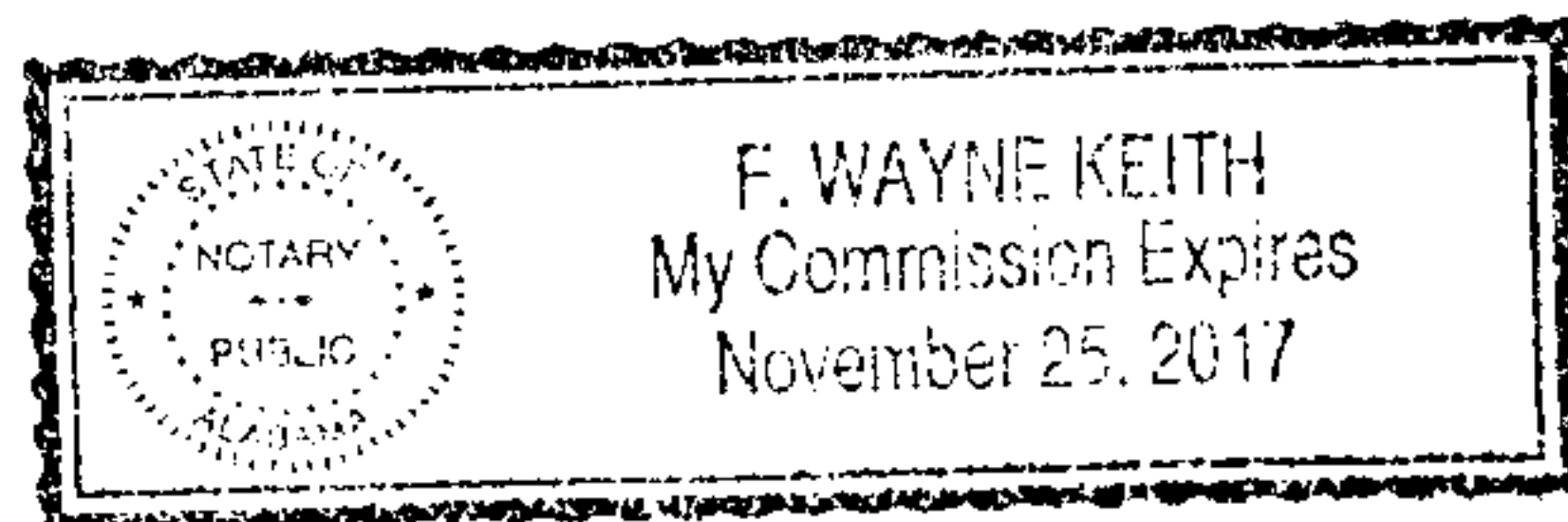


Notary Public

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 6th day of October, 2105.





Notary Public

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


20160208000040530 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/08/2016 03:39:46 PM FILED/CERT