



20230731000228940 1/3 \$778.00  
Shelby Cnty Judge of Probate, AL  
07/31/2023 12:06:17 PM FILED/CERT

**This instrument was prepared by:**

Sylvion S. Moss, Esq.  
Law Works, LLC  
The Landmark Center, Ste. 600  
2100 First Avenue North  
Birmingham, AL 35203  
*Title Not Reviewed*

**Send tax notice to:**

KAU Land Holdings, LLC  
c/o Kent A. Upton  
4848 Highway 11  
Pelham, AL 35124

**Property Address:**

101 Yeager Farm Road  
Pelham, Alabama 35124

## GENERAL WARRANTY DEED

STATE OF ALABAMA           )  
   :  
SHELBY COUNTY             )

### KNOW ALL MEN BY THESE PRESENTS

THAT in consideration of SEVEN HUNDRED FIFTY THOUSAND and NO/100 DOLLARS (\$750,000.00)(pursuant to sale contract) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantee herein, **CLARA Y. YEAGER** (the surviving grantee of those certain deeds recorded in Real 74, Page 117, Real 74, Page 122, Real 74, Page 126, Real 74, Page 129, Real 84, Page 106, and Real 84, Page 107; the other grantee, W. Paul Yeager, having died on September 27, 2019)(herein referred to as "Grantor"), an unmarried person with a mailing address of 101 Yeager Farm Road, Pelham, Alabama 35124, hereby grants, bargains, sells and conveys, subject to the matters set forth below, unto to **KAU LAND HOLDINGS, LLC**, an Alabama Limited Liability Company with a mailing address of 4848 Highway 11, Pelham, AL 35124 (herein referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama having Shelby County Parcel Identification No. 14-5-21-0-000-001.000 and further described as:

### LEGAL DESCRIPTION SET FORTH IN EXHIBIT A HERETO

The Property is conveyed to the Grantee subject to:

1. Easement recorded in Shelby Real 387, page 792 and Instrument 1996-6788 in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Gas Corp., as recorded in Shelby Real 365, page 193, in the Probate Office of Shelby County, Alabama.
3. Easement to Colonial Pipeline, as recorded in Deed Volume 222, page 638 and Deed Volume 270, page 5, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Volume 327, page 557, in the Probate Office of Shelby County, Alabama.
5. Rights acquired by Sprint Spectrum to use access easement recorded in Instrument 1997-11181 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/31/2023  
State of Alabama  
Deed Tax:\$750.00



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Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor is lawfully seized of the Property (subject to the matters set forth above) and that Grantor and her heirs, successors, and assigns will warrant and defend title to the Property against the lawful claims (unless otherwise noted above) of all persons.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

The Property is the homestead of Grantor.

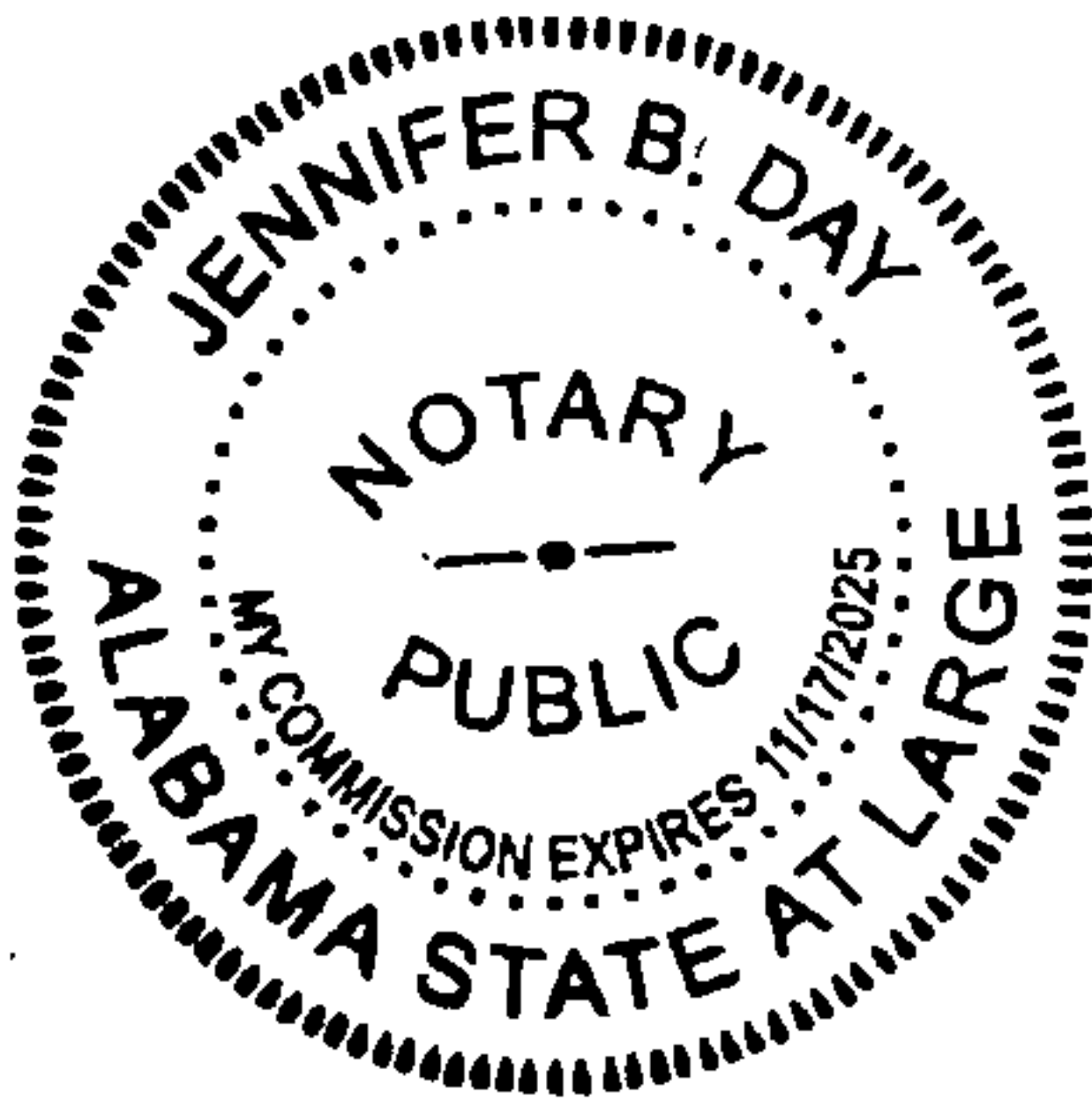
Given under my hand and seal this 21 day of July, 2023.

By: Clara Y. Yeager  
Clara Y. Yeager


STATE OF ALABAMA                    )  
  :  
Jefferson COUNTY                    )

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Clara Y. Yeager, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21<sup>st</sup> day of July, 2023.



Jennifer Day  
Notary Public  
My commission expires: 11/17/2025

  
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## **EXHIBIT A**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:**

**That part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  ; a part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; a part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and a part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , of Section 21, Township 20 South, Range 2 West, known as Parcel I.D. Number 14-5-21-0-000-001, situated in Shelby County, Alabama.**

**Together with rights granted in that Easement recorded in Shelby Real 226, Page 154, rerecorded in Shelby Real 251, Page 44, in the Probate Office of Shelby County, Alabama.**