

SEND TAX NOTICE TO:
Cahaba Investment Group, LLC
5560 Hwy 119
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243
BHM-23-5294-C

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION NINE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$1,965,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ottie Wrendon Davis, an Unmarried Man**, whose address is 76 Deer Cross Rd, Birmingham, AL 352112, **Lurenda Davis Avery a Married woman**, whose address is 2004 Eagle Crest Ct. Birmingham AL 35242, and **Nanaline Nichole Davis Rotter a Married woman**, whose address is 2701 Indian Crest Drive Indian Springs AL 35242 (hereinafter "Grantor", whether one or more), by **Cahaba Investment Group, LLC, a Limited Liability Company** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Cahaba Investment Group, LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **5564 Cahaba Valley Road; 5560 Cahaba Valley Road and 5600 Cahaba Valley Road, Birmingham, AL 35242** to-wit:

PARCEL 1:

Part of Parcel 3, according to the Plat showing the Division of a part of the Allen Estate as recorded in Map Book 4 page 65, in the Office of the Judge of Probate of Shelby County, more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 West, and run West along said Section Line 902.80 feet to the point of beginning; thence angle left 72 degrees 50 minutes and run Southwesterly 16.85 feet; thence angle left of 45 degrees 41 minutes and run Southeasterly 997.61 feet to a point on the Northerly right of way line of Cahaba Valley Road; thence an angle left of 104 degrees 55 minutes and run along said right of way line 150.02 feet; thence an angle left of 80 degrees 19 minutes 55 seconds and run Northwesterly 1014.18 feet; thence an angle left of 129 degrees 04 minutes 05 seconds and run Southwesterly 56.05 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 West and run West 902.80 feet; thence an angle left of 72 degrees 50 minutes and run Southwesterly 16.85 feet to the point of beginning; thence continue along last course a distance of 72.91 feet; thence an angle left of 40 degrees 18 minutes and run Southeasterly 989.66 feet to a point on the Northerly right of way line of Cahaba Valley Road; thence angle left of 110 degrees 18 minutes and run along the Northerly right of way line 150.02 feet; thence an angle left of 75 degrees 05 minutes and run Northwesterly 997.61 feet to the point of beginning.

Parcel 3:

A tract of land situated in the West 1/2 of the NE 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described: Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West; thence West along the North line of said 1/4-1/4 section 902.80 feet to the point of beginning; thence 72 degrees 50 minutes 00 seconds left 89.76 feet; thence 40 degrees 18 minutes 00 seconds left 989.66 feet to the North right of way line of Cahaba Valley Road; thence 69 degrees 42 minutes 00 seconds right and along said right of way 88.03 feet; thence 110 degrees 18 minutes 00 seconds right 1698.30 feet to the centerline of Cahaba Valley Creek; thence 58 degrees 58 minutes 00 seconds right and along said creek 73.90 feet; thence 110 degrees 26 minutes 05 seconds right 615.59 feet; thence 50 degrees 55 minutes 55 seconds right 58.05 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$1,572,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto 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 grantee 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.

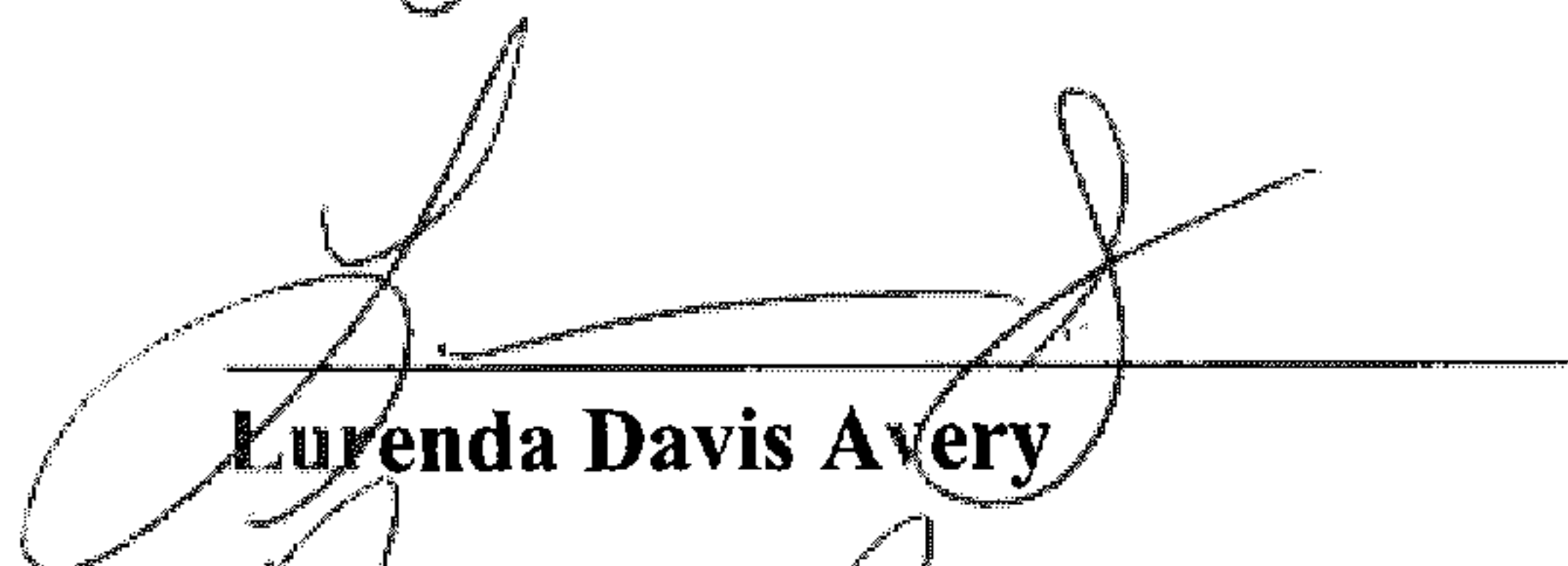
This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

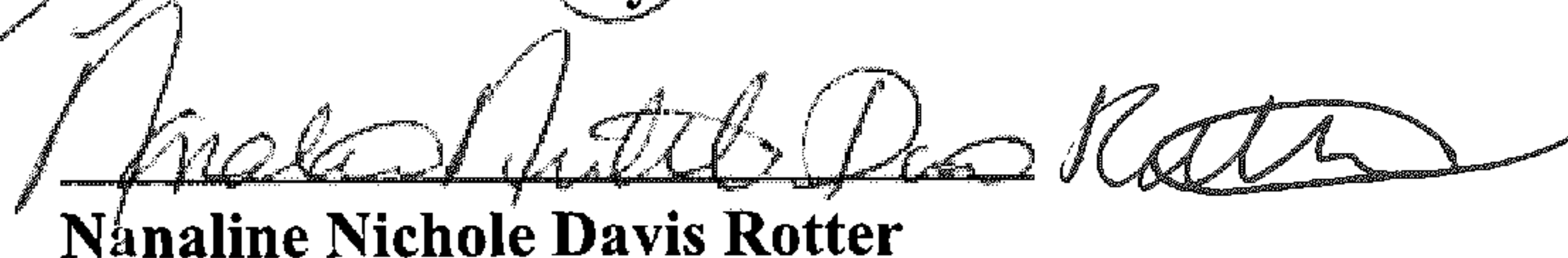
***Ottie Wrendon Davis, the grantee in deed recorded in Book 398, Page 795, is one and the same person as Wrendon Davis.**

***Nanaline Nichole Davis Rotter is one and the same person as Nicole Davis and Nichole Davis.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29 day of August, 2023.

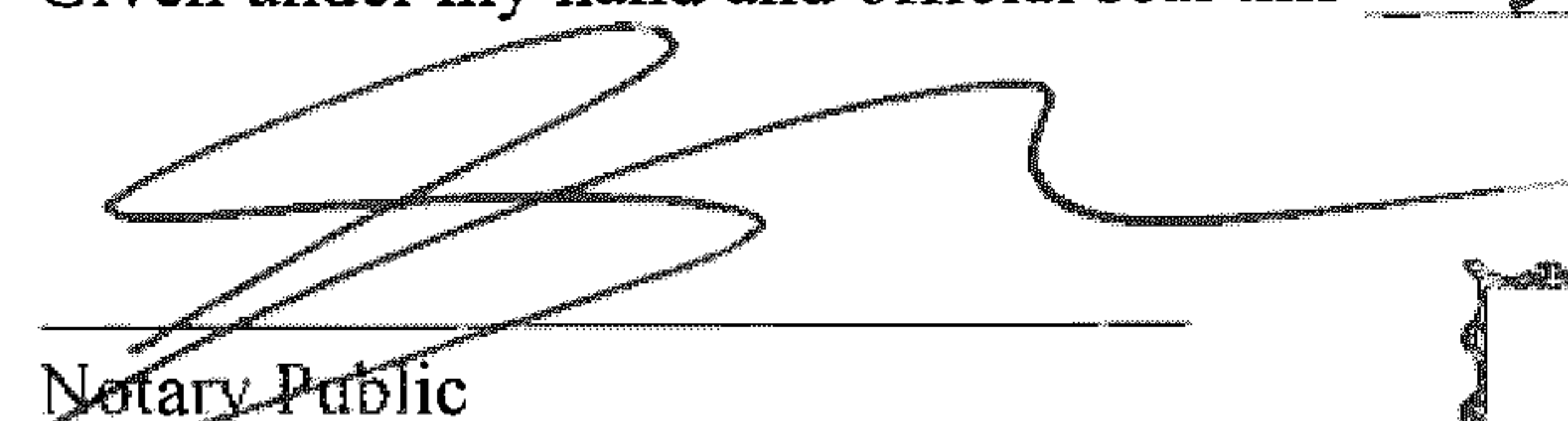

Lurenda Davis Avery


Nanaline Nichole Davis Rotter

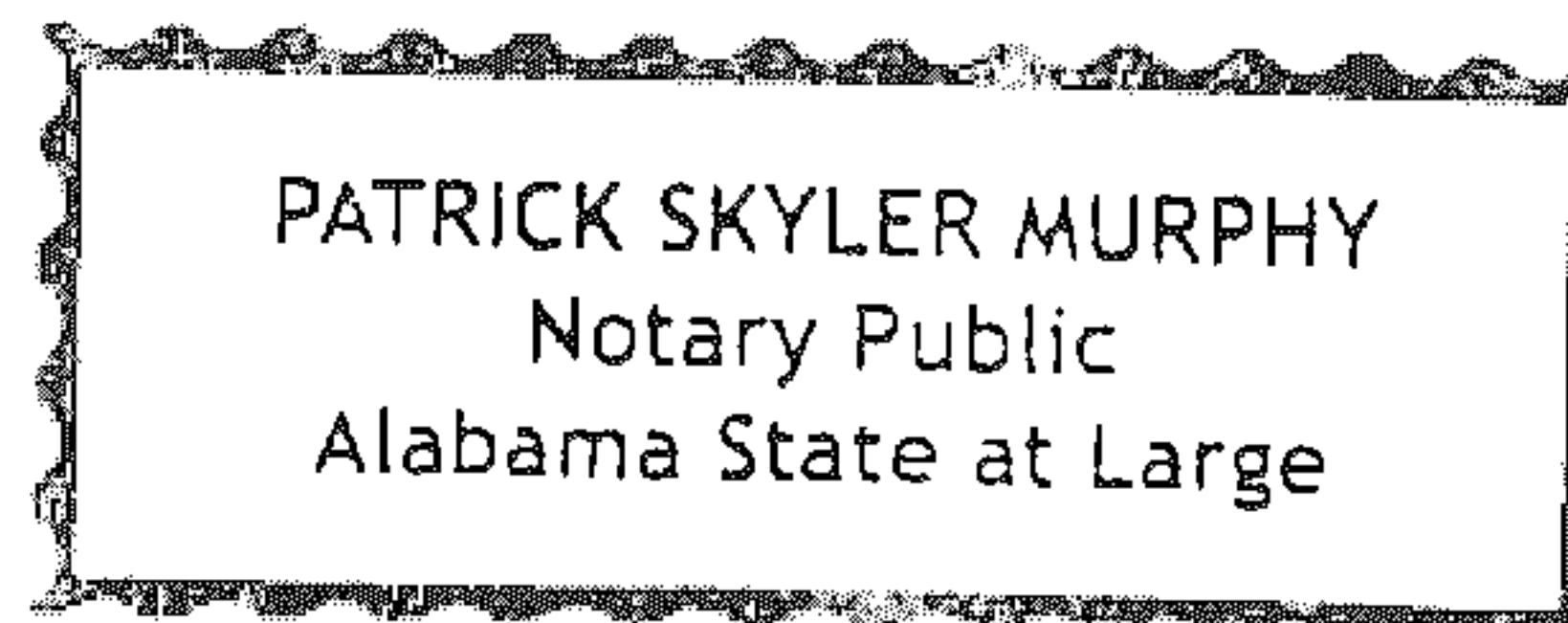
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lurenda Davis Avery and Nanaline Nichole Davis Rotter whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2023.


Notary Public

My Commission Expires: 03-25-26



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31 day of August, 2023.

Ottie Wrendon Davis
Ottie Wrendon Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

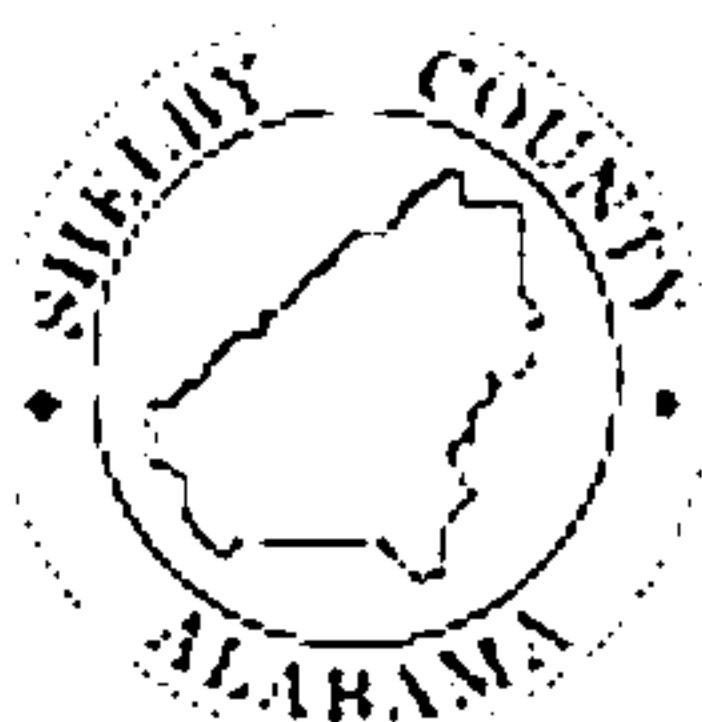
I, the undersigned Notary Public in and for said County and State, hereby certify that Ottie Wrendon Davis, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August, 2023.

[Signature]
Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 03:36:22 PM
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Allen S. Bayl