

This Instrument Prepared By:
Garry S. McAnnally, Esq.
Garry S. McAnnally, LLC
Attorneys at Law
50 Wisteria Place
Millbrook, AL 36054
File No. 93552

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Fifteen Thousand and no/100 dollars (\$515,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, I or we, **James M. Ruggerio and Ann Marie Ruggerio**, Husband and Wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Q Offers - A LLC, a Delaware limited liability company** (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE.]

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IN WITNESS WHEREOF, Grantor(s) have hereunto set their hand(s) and seal(s) this 1st day of December in the year of our Lord, 2023.

GRANTOR(S):



James M. Ruggerio



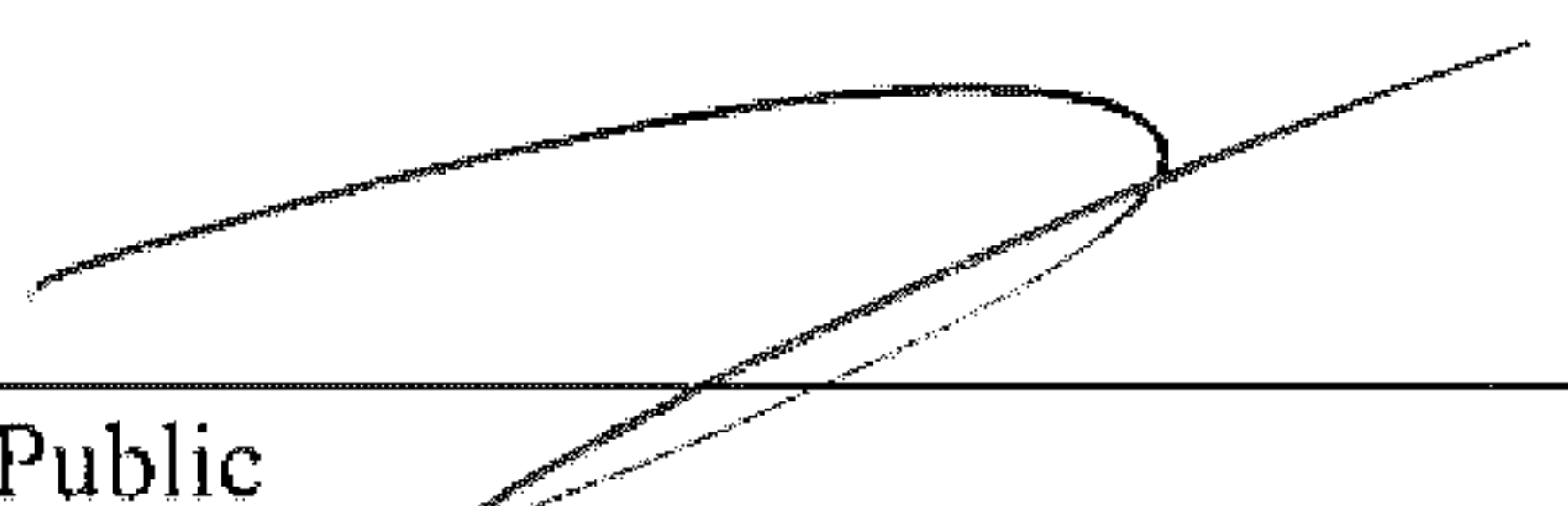
Ann Marie Ruggerio

STATE OF ALABAMA)
COUNTY OF ELMORE)

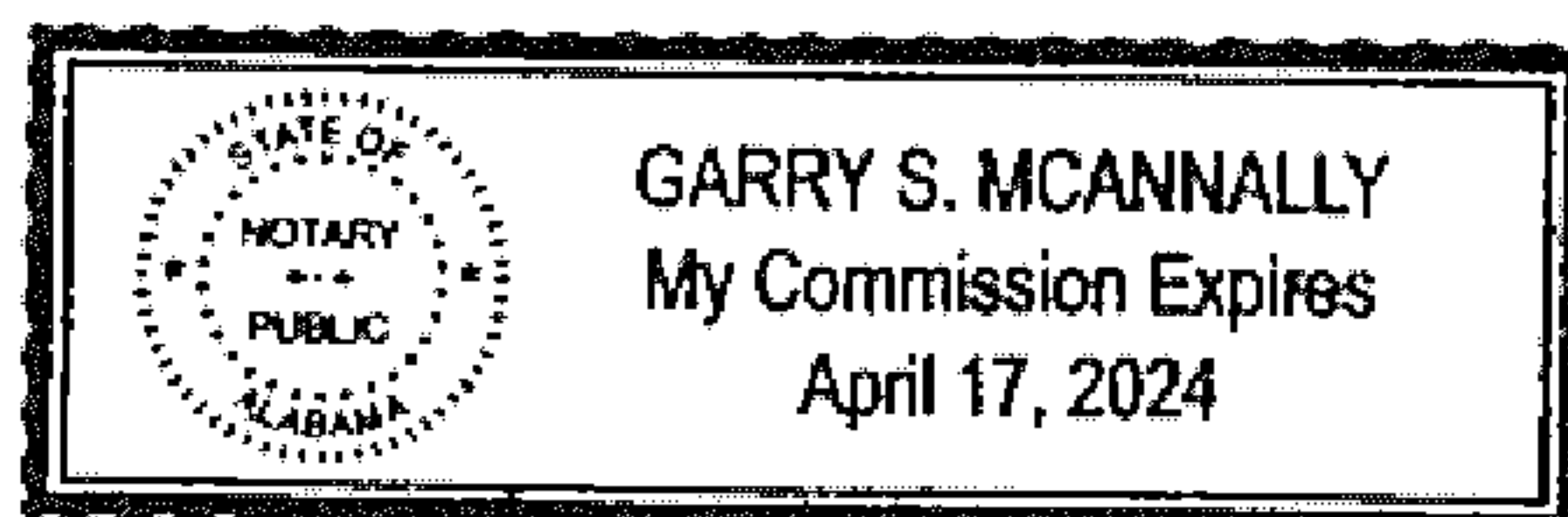
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **James M. Ruggerio and Ann Marie Ruggerio**, whose name(s) are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December in the year of our Lord, 2023.

[SEAL]



Notary Public
My Commission Expires: _____



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EXHIBIT 'A'
Legal Description

Lot 26, according to the survey of Heatherwood 3rd Sector, as recorded in Map Book 8, Page 29, in the Probate Office of Shelby County, Alabama.

{verified by}