

20110907000263700 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/07/2011 08:29:17 AM FILED/CERT

## CORPORATION WARRANTY DEED

This instrument was prepared by:

B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Shelby County, AL 09/07/2011  
State of Alabama  
Deed Tax: \$7.00

Send tax notice to:  
Jeffrey W. Smith, Jr.  
267 Strathaven Lane  
Pelham, AL 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred fifty nine thousand nine hundred and no/100 (\$259,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **DAL Properties, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey W. Smith, Jr.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 1647, according to the Survey of Strathaven at Ballantrae, Phase 2, as recorded in Map Book 41, Page 51, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$253,311.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor DAL Properties, LLC, by Timothy Dallan Ruch, its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 29<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
**DAL Properties, LLC**  
**By: Timothy Dallan Ruch**  
**Its: Member**

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Timothy Dallan Ruch, whose name as Member of DAL Properties, LLC, a limited liability company, 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, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal this 29<sup>th</sup> day of August, 2011.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 10-20-2014