

WARRANTY DEED

20130403000139090 1/3 \$468.00  
Shelby Cnty Judge of Probate, AL  
04/03/2013 02:47:15 PM FILED/CERT

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Richard Ruch  
5676 Santa Anita Dr.  
Tallahassee, FL 32309

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four hundred fifty thousand and no/100 (\$450,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Hugh B. Mitchell, Jr. and Amy B. Mitchell, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard Ruch** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the address of which is 135 Belcher Dr., Pelham, AL 35124, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

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

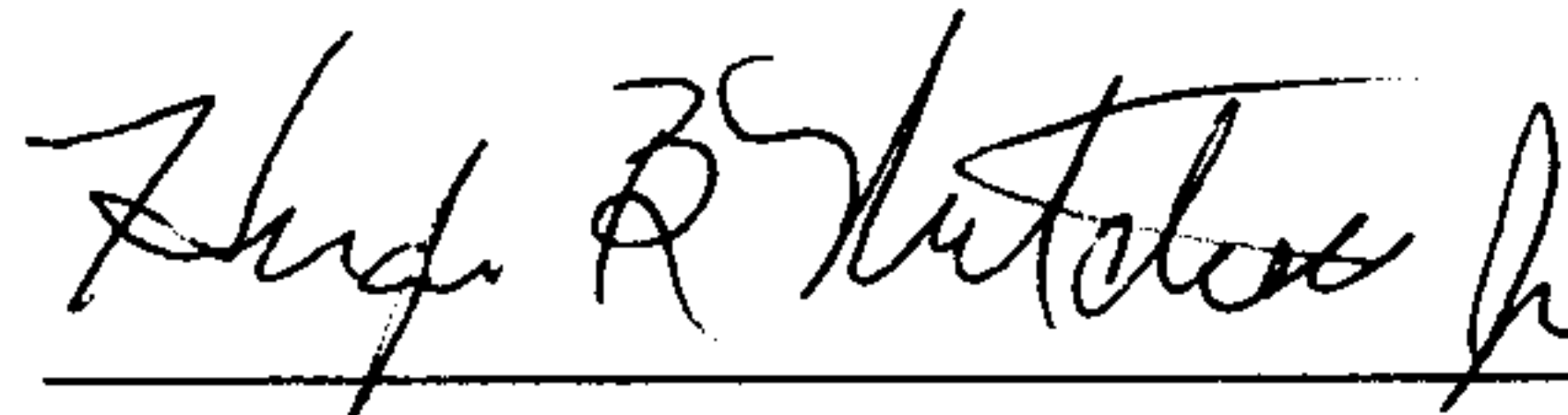
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

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.

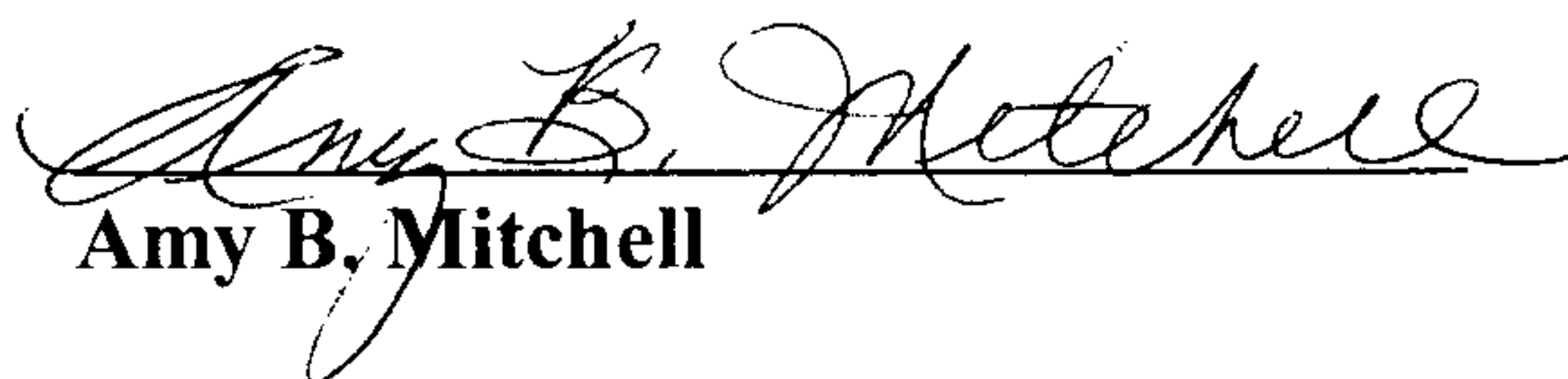
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22<sup>nd</sup> day of March, 2013.

\_\_\_\_\_



Hugh B. Mitchell, Jr.

\_\_\_\_\_



Amy B. Mitchell

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Hugh B. Mitchell, Jr. and Amy B. Mitchell, husband and wife** whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22<sup>nd</sup> day of March, 2013.

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

## EXHIBIT "A"

A parcel of land situated in Northeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West; thence in a Northerly direction along the Westerly line of said 1/4 - 1/4 section a distance of 523.48 feet; thence  $28^{\circ}15'30''$  to the right and run 290.14 feet; thence  $90^{\circ}$  to the left and run 155.95 feet to the point of beginning of the parcel herein described; from said point turn an angle to the right of  $61^{\circ}44'30''$  and 491.53 feet; thence  $90^{\circ}45'30''$  to the right and run 348.63 feet; thence  $112^{\circ}34'30''$  to the right and run 245.95 feet; thence  $90^{\circ}$  to the left and run 126.13 feet; thence  $94^{\circ}55'30''$  to the right and run 309.82 feet; thence  $90^{\circ}$  to the right and run 99.90 feet; thence  $90^{\circ}$  to the left and run 50 feet; thence  $90^{\circ}$  to the right and run 123.43 feet to the point of beginning.



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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hugh B. Mitchell, Jr.  
Mailing Address Amy B. Mitchell  
279 Snow Dr.  
Homewood, AL 35209

Grantee's Name Richard Ruch  
Mailing Address 5676 Santa Anita Dr.  
Tallahasee, FL 32309

Property Address 135 Belcher Dr.  
Pelham, AL 35124

Date of Sale 03/22/2013  
Total Purchase Price \$ 450,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)


- ☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person to property and their current mailing address.

  
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Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/22/13

Print Kelly B. Furgerson

\_\_\_\_ Unattested

(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1