

20130610000237700 1/4 \$71.00  
Shelby Cnty Judge of Probate, AL  
06/10/2013 03:15:23 PM FILED/CERT

**SEND TAX NOTICES TO:**

DAL PROPERTIES, LLC

3112 Highway 109  
Wilsonville, Alabama 35186

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Richard Ruch** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **DAL PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for himself and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the \_\_\_\_ day of June, 2013.

  
Richard Ruch L.S.  
(Individually)

[Circle one: a married person / an unmarried person]

Shelby County, AL 06/10/2013  
State of Alabama  
Deed Tax: \$50.00

D-7394

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

Given under my hand and official seal, this the 6<sup>th</sup> day of June, 2013.



Linda W. Heal  
NOTARY PUBLIC  
My Commission Expires Sept 11, 2013

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

Heather E. Ward  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600




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## 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°15'30" to the right and run 290.14 feet; thence 90° 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°44'30" and 491.53 feet; thence 90°45'30" to the right and run 348.63 feet; thence 112°34'30" to the right and run 245.95 feet; thence 90° to the left and run 126.13 feet; thence 94°55'30" to the right and run 309.82 feet; thence 90° to the right and run 99.90 feet; thence 90° to the left and run 50 feet; thence 90° to the right and run 123.43 feet to the point of beginning.

**SUBJECT TO:** i) taxes and assessments for the year 2013, a lien but not yet payable; ii) less and except any part of subject property lying within any road right-of-way; and iii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

  
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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 Richard Ruch  
Mailing Address 5676 Santa Anita Drive  
Tallahassee, Florida 32309

Grantee's Name DAL PROPERTIES, LLC  
Mailing Address 3112 Highway 109  
Wilsonville, Alabama 35186

Property Address 135 Belcher Drive  
Pelham, Alabama 35124

Date of Sale June 6, 2013  
Total Purchase Price \$ 500,000.00

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

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



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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 or persons conveying interest to property and their current mailing address.

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 6/6/13

DAL PROPERTIES, LLC, an Alabama limited liability company  
Print Timothy Dallan Rush, Its Sole Member

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1