

20150709000231370
07/09/2015 10:25:15 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jinnie W. Lacey
358 Strathaven Dr
Pelham AL 35124

_____[Space Above This Line for Recording
Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of Two Hundred eighty-nine and nine hundred dollars (\$289,900.00) which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, DAL Properties, LLC, whose mailing address is 3112 Highway 109 W. Louisville AL 35116 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jinnie W. Lacey whose address is 358 Strathaven Dr. Pelham AL 35124 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple the following described real estate, situated in Shelby County, Alabama, property 358 Strathaven Drive, Pelham, AL 35124 to wit:

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Lot 1690, according to the Survey of Strathaven at Ballantrae, Phase 5, as recorded in Map Book 44, page 12, in the Probate Office of Shelby County, Alabama.

Note: \$275,405.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

[signature page to follow]

The effective date of this deed is July 8, 2015

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

IN WITNESS WHEREOF, the said Grantor, by its managing member has hereunto set my (our) hand(s) and seal(s) this the 7th day of July, 2015

DAL PROPERTIES, LLC

By: Timothy Dallon Ruch
its managing member

State of AL

Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy Dallon Ruch, whose name as the Managing Member of DAL Properties, LLC, an Alabama Limited Liability Company, 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 said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

WITNESS my hand and official seal in the county and state aforesaid this the 7th day of July, 2015.

My Commission Expires:

Daniel Huse
Notary Public

This Instrument Was Prepared By:

Jack R. Thompson, Jr., Esq.
The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Suite 350
Birmingham, AL 35243
205-443-9027



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/09/2015 10:25:15 AM
\$31.50 DEBBIE
20150709000231370

James W. Fuhrmeister