

20161201000439750
12/01/2016 03:32:53 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Venture South, LLC
1401 Doug Baker Blvd, Suite 107-206
Birmingham, AL 35242
Property Address: 969 Riverchase Pkwy W.
B'ham, AL 35244

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and No/100 Dollars
(\$175,000.00) as evidenced by closing statement

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Russell A. Deuel, an unmarried man
(Whose address is 109 Squire Drive, Helena, AL 35080)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Venture South, LLC
(Whose address is 1401 Doug Baker Blvd, Suite 107-206, B'ham, AL 35244)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 21, according to the Survey of First Addition Riverchase Country Club, as recorded in
Map Book 7, Page 115, in the Probate Office of Shelby County, Alabama.

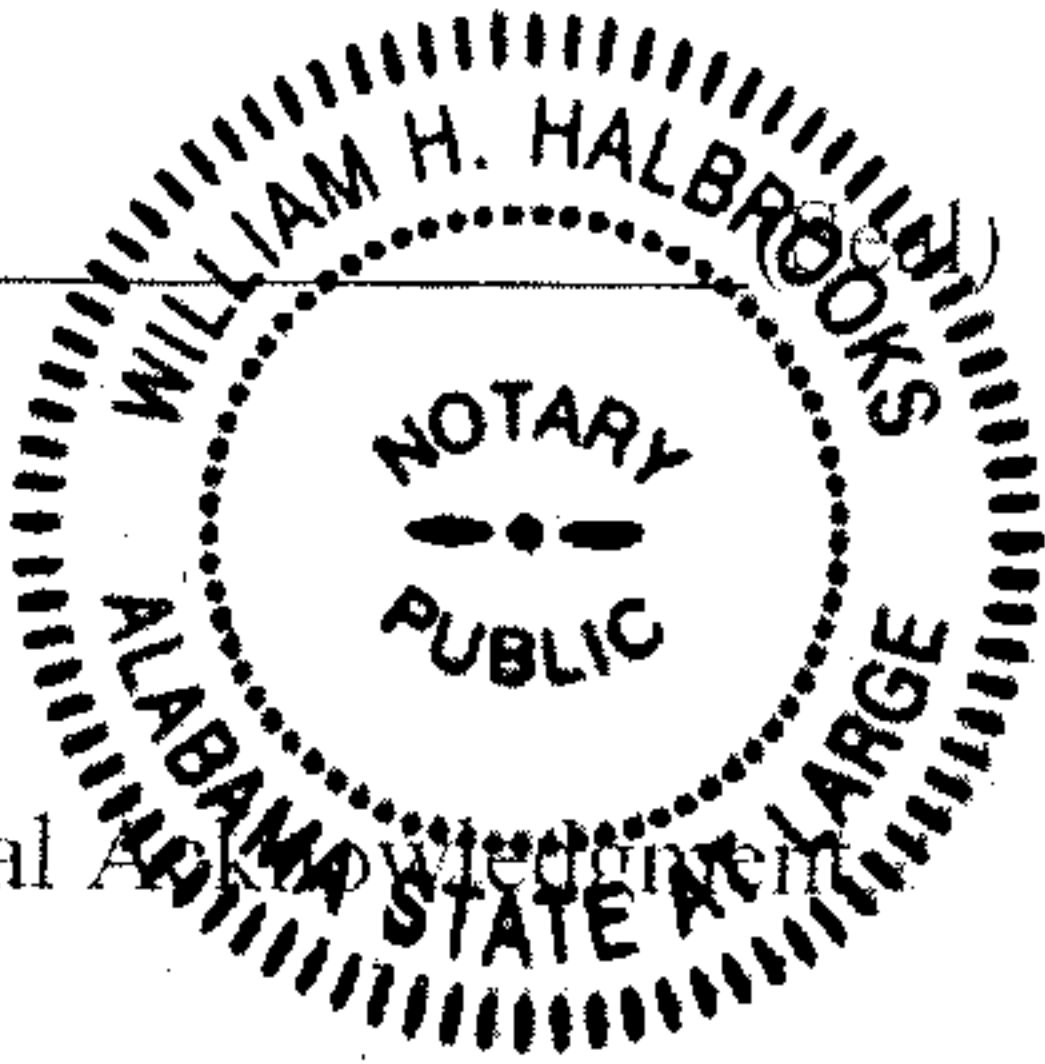
Subject to: current taxes, easements, restrictions, liens and rights of way of record.

Note: Russell A. Deuel is the surviving grantee of deed recorded in Shelby Real 293,
Page 598. The other grantee Kim S. Deuel, having died on or about the 28th day of
October, 2013.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee
simple of said 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 administrators shall warrant and defend the same to the said GRANTEES.
their successors 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 1st
day of December, 2016.

Russell A. Deuel (Seal)
Russell A. Deuel



STATE OF Alabama)
COUNTY OF Jefferson)

General Agent

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Russell A. Deuel whose name(s) is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A.D., 2016.

My Commission Expires: 4/21/20

Notary Public: William H. Halbrooks



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 03:32:53 PM
\$190.00 CHERRY
20161201000439750

Handwritten signature