

Send tax notice to:
Dallan Ruch and Angie Ruch
3112 Hwy. 109
Wilsonville, AL 35186
BHM1600854

VALUE: \$173,430.00

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20171116000415820
11/16/2017 03:46:53 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and no/100 Dollars** (\$10.00) in hand paid to the undersigned **DAL Properties, LLC**, whose mailing address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **Dallan Ruch and Angie Ruch** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 20.206 acres m/l Hwy. 109, Wilsonville, AL 35186, to-wit:

Commence at the Northeast corner of the NW 1/4 of NW 1/4 Section 17, Township 20 South, Range 1 East for the point of beginning; thence run Westerly along the North boundary line of said NW 1/4 of NW 1/4 a distance of 1334.24 feet to a point at the Northwest corner of said Section 17; thence turn an angle of 89° 20' 24" to the left and run Southerly along the West boundary line of said Section 17, a distance of 1900.51 feet to a point on the North boundary line of a County maintained chert road; thence turn an angle of 44° 44' 48" to the left and run Southeasterly along said chert road a distance of 85.21 feet to a point; thence turn an angle of 135° 15' 12" to the left and run Northerly a distance of 778.73 feet to a point; thence turn an angle of 46° 46' 20" to the right and run Northeasterly a distance of 1748.68 feet to the point of beginning. Said tract of land is lying in the NW 1/4 of NW 1/4 and SW 1/4 of NW 1/4, Section 17, Township 20 South, Range 1 East. This tract of land is subject to a roadway easement that goes with Tract No. 2, as described on survey of Murdock Family Estate dated November 17, 1990, prepared by Lewis H. King, Jr., Registered Land Surveyor No. 12487 and being more particularly described in Real 327, Page 731.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

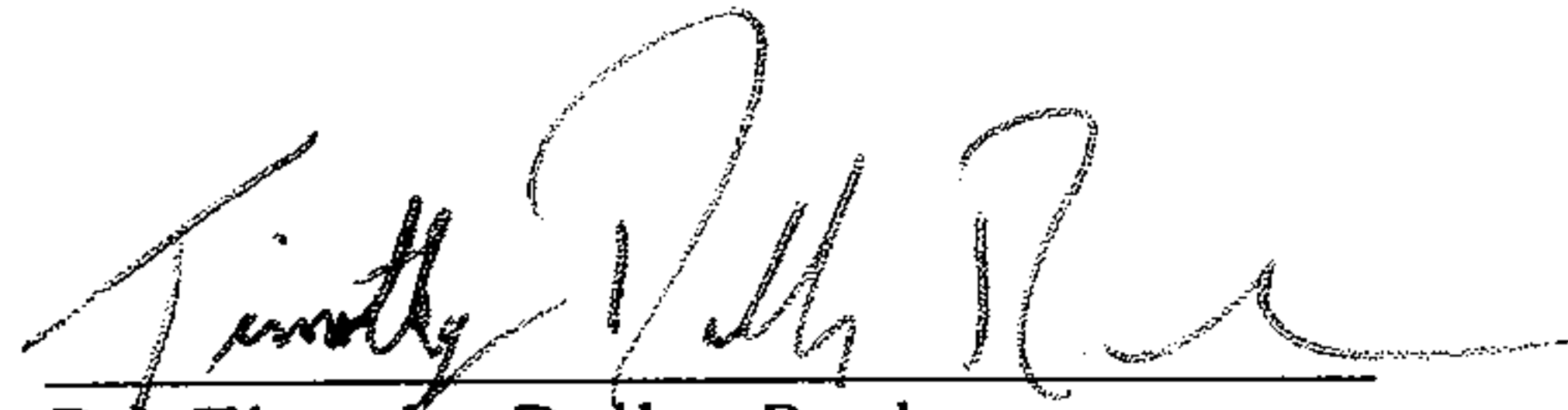
THIS INSTRUMENT WAS PREPARED WITH OUT BENEFIT OF TITLE.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

9th IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on this day of October, 2017.

DAL Properties, LLC



By: Timothy Dallon Ruch

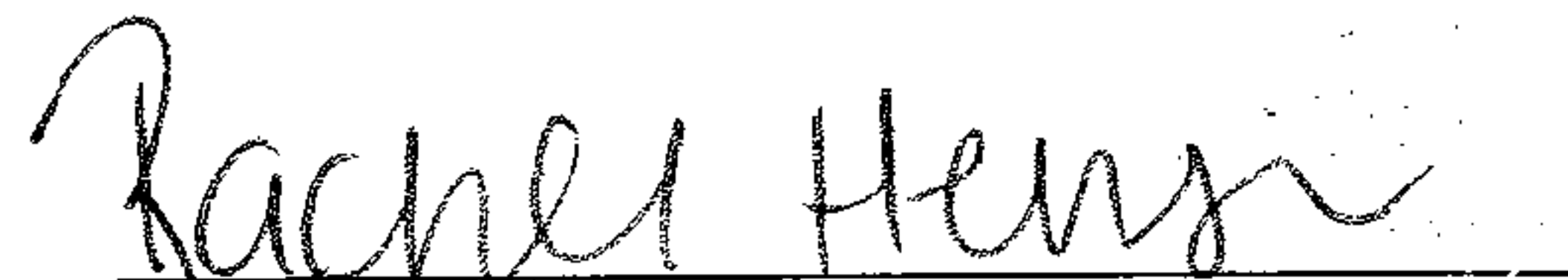
Its: Member

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Dallon Ruch, whose name as Member of DAL Properties, LLC, 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 the said instrument, he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

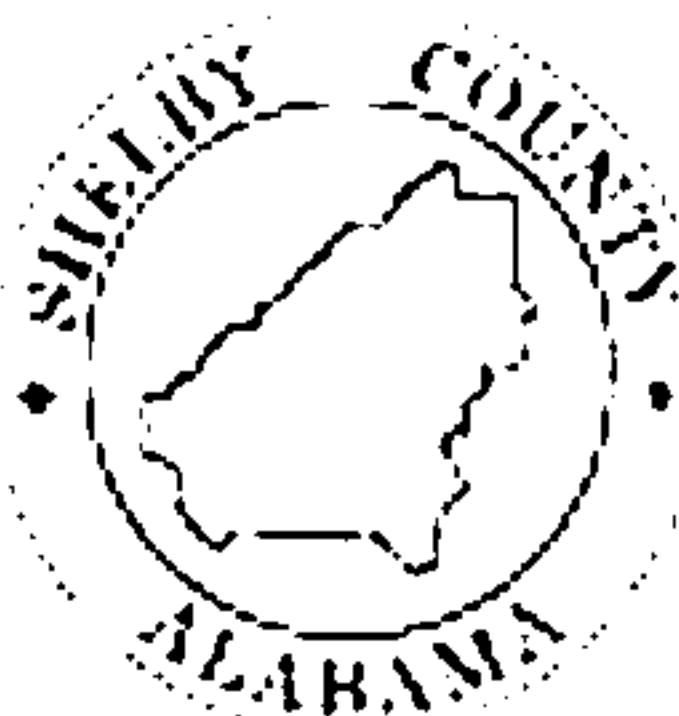
Given under my hand and official seal this the 9th day of October, 2017.



Notary Public

Print Name: Rachel Henson

Commission Expires: 9/11/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/16/2017 03:46:53 PM
\$191.50 CHERRY
20171116000415820

