

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Bryant Bank
2700 Cahaba Village Plaza
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **NINETY FIVE THOUSAND AND NO/100-----**
DOLLARS (\$95,000.00), to the undersigned grantor, **KELWYN, LLC.**, an Alabama
limited liability company, in hand paid by **DRUL, LLC**, the receipt of which is hereby
acknowledged, the said **KELWYN, LLC**, does by these presents, grant, bargain, sell and
convey unto the said **DRUL, LLC** the following real estate, situated in Shelby County,
Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way
and permits of record.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and
assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said
Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances unless otherwise noted above, that it has a good right to
sell and convey the same as aforesaid, and that it will, and its successors and assigns shall,
warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **KELWYN, LLC**, by its Member, Robert A.
Boyd, who is authorized to execute this conveyance, has hereto set its signature and seal, this
the 13th day of February, 2019.

**KELWYN, LLC, an Alabama Limited Liability
Company**

BY: _____

Robert A. Boyd, as Member

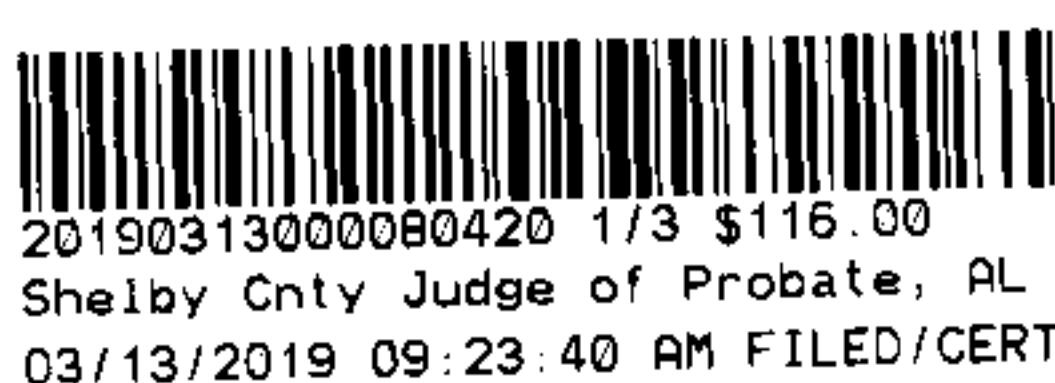
**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Robert A. Boyd, whose name as member of Kelwyn, LLC, an Alabama
limited liability company, is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he, as such member and with full authority, executed the same voluntarily for and as the act
of said corporation.

Given under my hand and official seal, this the 13th day of February, 2019.



Marcia Reese
Notary Public



Shelby County, AL 03/13/2019
State of Alabama
Deed Tax: \$95.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Deer Ridge Lake, lying between Deer Ridge Lakes, Sector 6, Phase 1 and Deer Ridge Lakes, Sector 6, Phase 2. North of Whitetail Run, situated in the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, and the South 1/2 of the Northeast 1/4 of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described wit:

Beginning at the Southwest corner of Lot 717 of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Plat Book 37, Page 59 in the Office of the Judge of Probate, Shelby County, Alabama; thence run S 87°49'46" E for a distance of 69.16 feet, thence run S 46°09'21" W for a distance of 461.42 feet; thence run S 17°47'05" W for a distance of 155.63 feet; thence run S 32°07'35" E for a distance of 178.59 feet to the Northerly right-of-way line of Whitetail Run, a 60' public right-of-way; thence run S 57°52'25" W along said Northerly right-of-way, for a distance of 300.21 feet to beginning of a curve with a radius of 250.00 feet, a delta angle of 10°32'33"; thence run along said curve for a distance of 46.00 feet, with a chord bearing of S 73°30'57" W and chord length of 45.94 feet to the most Southeasterly corner of Lot 633 of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Plat Book 37, Page 58, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said curve and said Northerly right-of-way, run 55°26'06" W for a distance of 147.57 feet; thence run S 67°52'23" W for a distance of 125.74 feet; thence run S 80°17'42" W for a distance of 98.85 feet; thence run N 46°41'31" E for a distance of 220.31 feet; thence run N 58°03'48" E for a distance of 110.53 feet; thence run N 09°40'31" E for a distance of 50.26 feet; thence run N 13°23'48" W for a distance of 47.66 feet; thence run N 43°46'29" W for a distance of 34.63 feet; thence run S 88°56'00" W for a distance of 126.21 feet; thence run S 62°17'29" W for a distance of 42.63 feet; thence run S 51°48'58" W for a distance of 77.48 feet; thence run S 49°11'24" W for a distance of 51.84 feet; thence run S 48°04'43" W for a distance of 60.69 feet; thence run S 54°44'18" W for a distance of 90.17 feet; thence run N 26°31'21" E for a distance of 86.45 feet; thence run N 17°58'42" W for a distance of 90.17 feet; thence run N 30°14'19" W for a distance of 47.48 feet; thence run N 86°47'03" W for a distance of 158.03 feet; thence run N 04°32'45" E for a distance of 19.42; thence run S 87°45'56" E for a distance of 111.52 feet; thence run N 76°06'34" E for a distance of 374.37 feet; thence run N 39°28'19" E for a distance of 432.07 feet; thence S 87°49'46" E for a distance of 68.65 feet; thence run S 74°50'37" E for a distance of 102.62 feet; thence run S 36°02'40" W for a distance of 139.05 feet; thence run S 00°55'54" W for a distance of 46.81 feet; thence run S 64°59'57" E for a distance of 25.62 feet; thence run N 77°40'11" E for a distance of 50.71 feet; thence run N 54°07'36" E for a distance of 191.59 feet; thence run N 41°32'11" E for a distance of 83.41 feet to the POINT OF BEGINNING.



20190313000080420 2/3 \$116.00
Shelby Cnty Judge of Probate, AL
03/13/2019 09:23:40 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Kelwyn, LLC
Mailing Address 5501 Hwy 280, Ste 200
Birmingham, AL 35242

Grantee's Name: DRUL, LLC
Mailing Address: 2700 Cahaba Village Plaza
Birmingham, AL 35243

Property Address: Parcel ID 14-6-14-0-000-001.042
Pelham, AL

Date of Sale 2-13-19
Total Purchase Price \$ 95,000.00
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 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 2-13-19

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

(Verified by)

Form RT-1


20190313000080420 3/3 \$116.00
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