

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Ruhar6, LLC
P.O. Box 1387
Birmingham, AL 35201

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lee John Bruno, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ruhar6, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South. Range 2 East, Shelby County; Alabama and run South 85 degrees 05 minutes 22 seconds West for 443.67 feet to the point of beginning. From said point of beginning, continue South 85 degrees 05 minutes 22 seconds West for 2222.06 feet; thence run South 05 degrees 58 minutes 58 seconds East for 1323.41 feet; thence run South 05 degrees 54 minutes 54 seconds East for 1325.93 feet; thence run North 34 degrees 57 minutes 27 seconds East for 2662.49 feet; thence run North 05 degrees 23 minutes 21 seconds West for 1170.56 feet; thence run North 81 degrees 26 minutes 02 seconds East for 623.46 feet to the West right of way of Shelby County Road 441; thence along said road. North 09 degrees 23 minutes 51 seconds West for 60.00 feet; thence leaving said road, run South 01 degrees 25 minutes 37 seconds West for 660.03; thence run North 05 degrees 29 minutes 37 seconds West for 33.78 feet; thence run South 84 degrees 31 minutes 11 seconds West for 167.55 feet; thence run North 32 degrees 06 minutes 04 seconds West for 101.37 feet; thence run North 05 degrees 37 minutes 32 seconds West for 14.49 feet; thence run South 86 degrees 12 minutes 21 seconds West for 149.72 feet; thence run North 08 degrees 12 minutes 19 seconds West for 1276.98 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This property is not the homestead of the grantor, nor of his spouse.

Property Address: **Acreage in Wilsonville, Wilsonville, AL 35186**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this 28 day of April, 2021.


Lee John Bruno

STATE OF Florida)
COUNTY OF Orange)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lee John Bruno** whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of April, 2021.


NOTARY PUBLIC
My Commission Expires: 10/22/22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lee John Bruno
 Mailing Address 563 Castlebridge Lane
Birmingham, AL 35242

Grantee's Name RuHar6, LLC
 Mailing Address P.O. Box 1387
Birmingham, AL 35301

Property Address Acreage in Wilsonville
Birmingham, AL 35242

Date of Sale 04/29/2021

Total Purchase Price \$600000.00

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 5/3/21

Print Jeff W. Parmer

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2021 08:20:32 AM
 \$628.00 JOANN
 20210505000223070

Form RT-1

Allen S. Boyd