

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 **SEVENTY FIVE THOUSAND AND 00/100** and NO/100 (\$75,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lee John Bruno, Successor Trustee of the Vincent J Bruno Trust F/B/O AnneMarie King Bruno Dated October 21, 1996** (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 **Shelby County, 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, AL. and run South 03 degrees 05 minutes 34 seconds East for 387.23 feet to the point of beginning. From said point of beginning, run South 03 degrees 02 minutes 13 seconds East for 717.49 feet; thence run South 89 degrees 58 minutes 33 seconds East for 390.37 feet; thence run North 38 degrees 15 minutes 40 seconds East for 348.10 feet to the West right of way of County Road 441; thence along said road. South 07 degrees 38 minutes 57 seconds East for 506.08 feet; thence leaving said road, run South 82 degrees 57 minutes 36 seconds West for 660.03 feet; thence run North 03 degrees 57 minutes 38 seconds West for 33.78 feet; thence continue in North 03 degrees 57 minutes 38 seconds West for 104.99 feet; thence run South 86 degrees 05 minutes 07 seconds West for 212.98 feet; thence run South 87 degrees 44 minutes 21 seconds West for 149.72 feet; thence run North 06 degrees 40 minutes 20 seconds West for 889.75 feet; thence run North 86 degrees 42 minutes 35 seconds East for 419.49 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Property Address: **Acreage in Wilsonville, Birmingham, AL 35242**

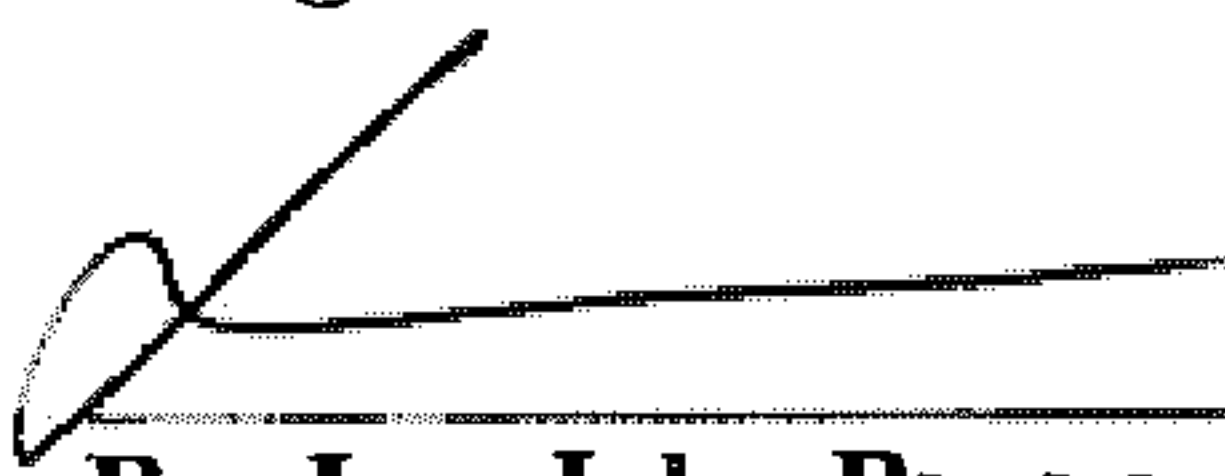
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 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 successors, 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 GRANTOR has hereunto set its hand and seal this **28th day of April, 2021**.

Vincent J Bruno Trust F/B/O AnneMarie King Bruno Dated October 21, 1996


By: **Lee John Bruno**
Its Successor Trustee

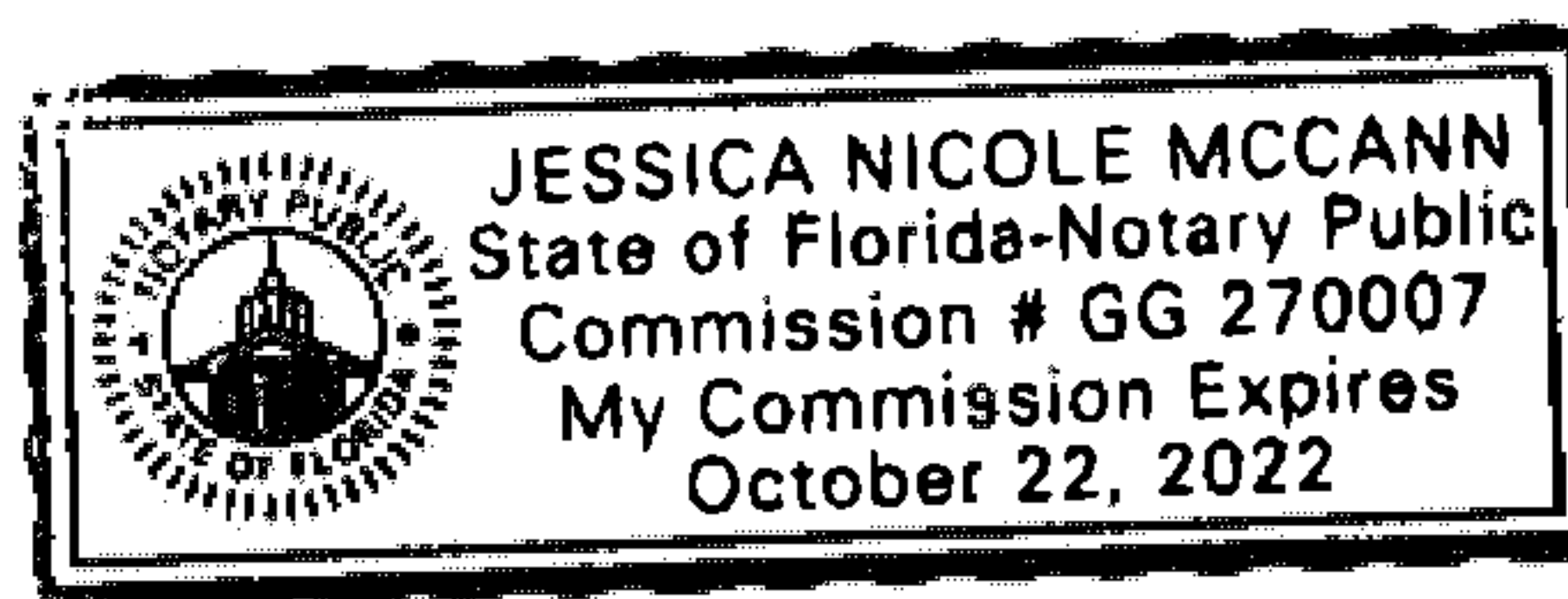
STATE OF Florida)

COUNTY OF Orange)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lee John Bruno** whose name as **Successor Trustee of Vincent J Bruno Trust F/B/O AnneMarie King Bruno Dated October 21, 1996**, 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 as such **Successor Trustee** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **28th day of April, 2021**.


NOTARY PUBLIC
My Commission Expires:



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, Successor Trustee of
 Mailing Address the Vincent J. Bruno Trust F/B/O AnneMarie
King Bruno Dated October 21, 1996
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 \$75000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2021 08:20:35 AM
 \$104.00 CHERRY
 20210505000223090

Ann S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1