

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
2664 Vesclub Circle
Vestavia, AL 35216

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ronnie B. Vansant, and wife, Marla B. Vansant** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **RUHAR6, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

The SW 1/4 of the NW 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, Less and except the property conveyed by deed recorded in Real Book 278, Page 36, in the Probate Office of Shelby County, Alabama, more particularly described as that part of a strip of land 375 feet wide that is located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 30, Township 20 South, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama. Said strip of land being 175 feet to the right and 200 feet to the left of a center line described as follows:

Less and Except;

Commence at the Southwest corner of said Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 30, as marked by a one and one-half inch crimped pipe having coordinates in the East Zone of the Alabama State Plane Coordinate System of North 1005456.41 and East 301367.47; thence North 89 degrees 54 minutes 16 seconds West, 22.45 feet along the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section 25, Township 20 South, Range 1 East, to the beginning of the center line to be described; thence North 00 degrees 01 minutes 25 seconds East, 1318.43 feet to a point on the North line of said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section 25, such point being the point of ending of the center line herein described, and being located North 88 degrees 58 minutes 29 seconds West, 43.17 feet from the Northeast corner of said Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section 25 as marked by a two inch crimped pipe in a rock pile.

The side lines of said described strip being elongated or shortened to terminate at points marked by axles on the North and South lines of said Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 30.

Containing 4.3 acres, more or less.

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

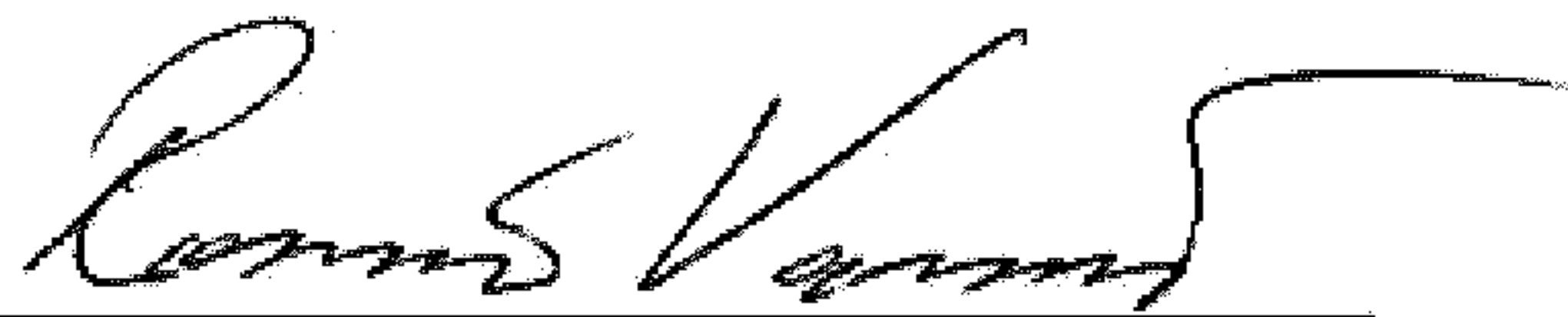
Property Address: **Acreage on Highway 61, Wilsonville, AL 35186**

\$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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 their hands and seals this **August 11, 2021**.



Ronnie B. Vansant



Marla B. Vansant

STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

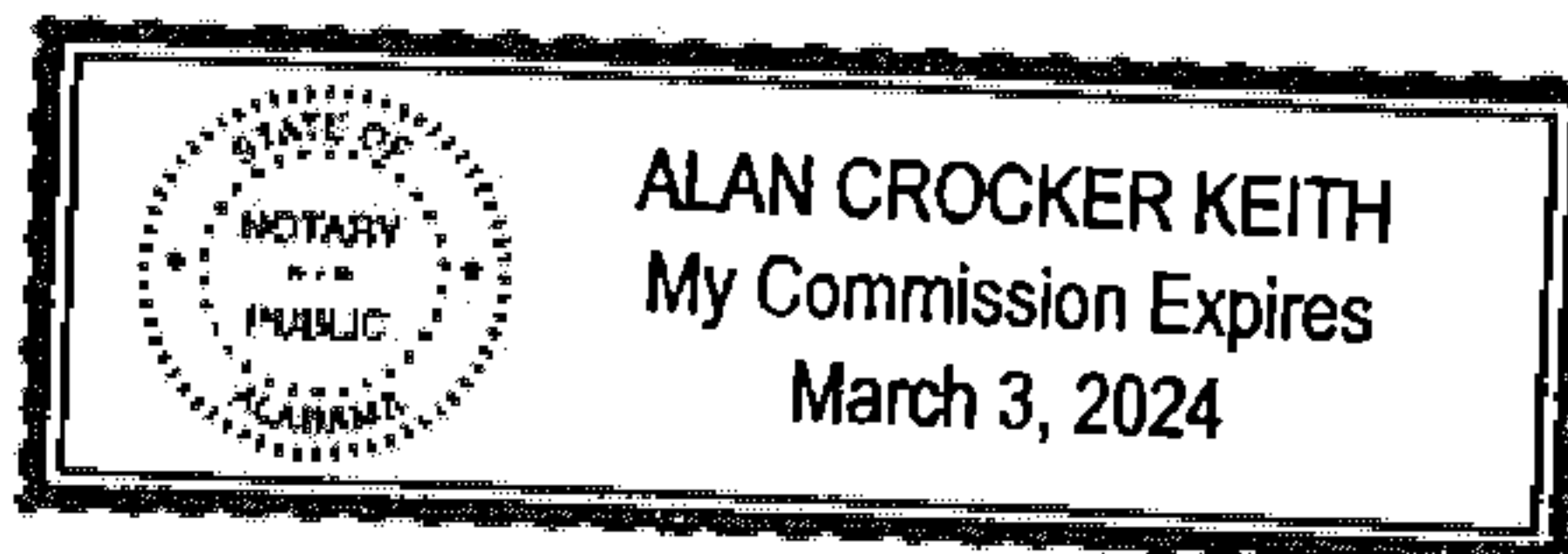
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ronnie B. Vansant and Marla B. Vansant**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this **August 11, 2021**.



NOTARY PUBLIC

My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ronnie B. Vasant
 Mailing Address Marla B. Vasant
12383 Highway 61
Wilsonville, AL 35186

Grantee's Name RUHAR6, LLC
 Mailing Address 2664 Vesclub Circle
Vestavia, AL 35216

Property Address Acreage on Highway 61
See Legal Description

Date of Sale 8-11-2021
 Total Purchase Price \$ 110,000.00
 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)

- | | |
|---|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 8-11-2021

Print Alan C. Keith

Unattested

 (verified by)

Sign Alan C. Keith

 (Grantor/Grantee/Owner/Agent) circle one

SR

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2021 03:13:36 PM
 \$138.00 JOANN
 20210811000391740

Ann S. Boyd