

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 **SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Emanuel Madonia, and wife, Connie Madonia** (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:

See Exhibit A

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

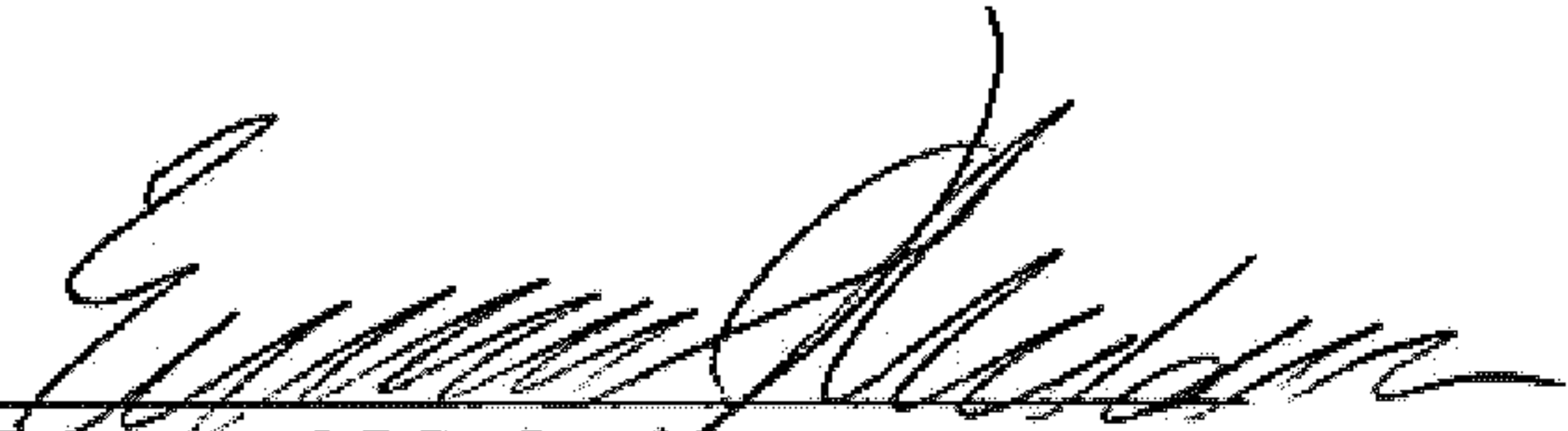
Property Address: **1071 Highway 441, Wilsonville, AL 35186**

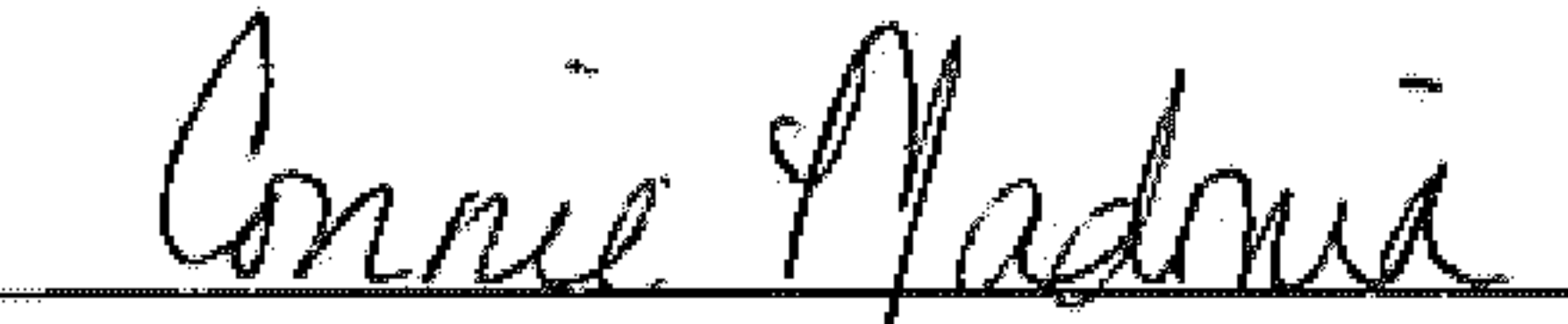
\$0.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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.

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this
September 22, 2021.

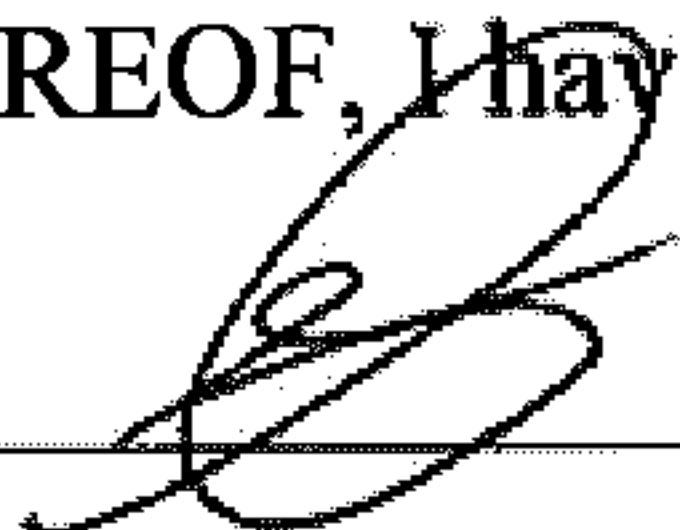

Emanuel Madonia


Connie Madonia

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Emanuel Madonia and Connie Madonia**, 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 **September 22, 2021.**



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

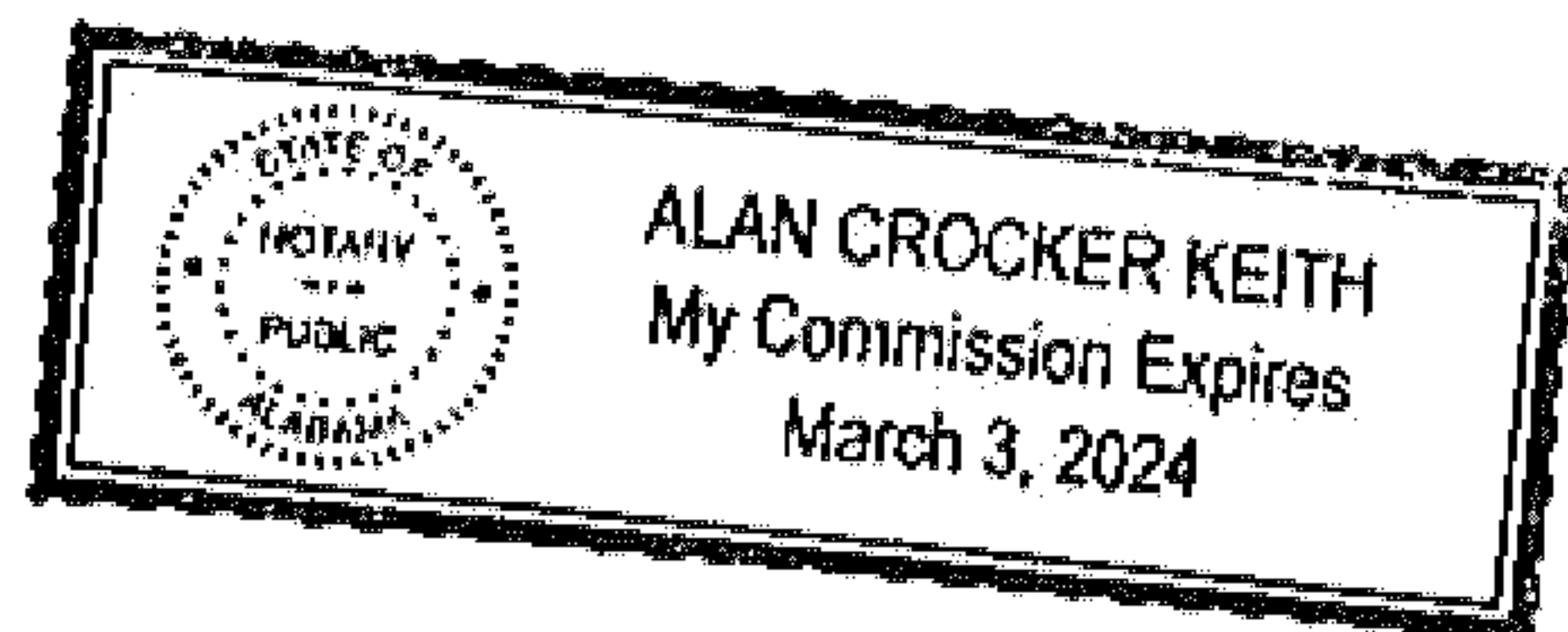


Exhibit A

Legal Description

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 03 degrees 04 minutes 00 seconds East for 730.37 feet to the point of beginning. From said Point of Beginning, continue South 03 degrees 02 minutes 13 seconds East for 374.35 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, North 07 degrees 39 minutes 15 seconds West for 189.61 feet; thence leaving said road, run South 81 degrees 43 minutes 57 seconds West for 606.82 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Emanuel Madonia and Connie Madonia
Mailing Address 2080 Valleydale Road
Suite 15
Birmingham, AL 35244

Grantee's Name RUHAR6, LLC
Mailing Address P.O. Box 1387
Birmingham, AL 35201

Property Address 1071 Highway 441
Wilsonville, AL 35186

Date of Sale September 22, 2021
Total Purchase Price \$65,000.00
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 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 9-22-2021 Print Alan C. Keith

Unattested

Sign Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 01:47:42 PM
\$96.00 JOANN
20210922000463060

Alan S. Bayl