

This Instrument was Prepared by:

Send Tax Notice To: 21 Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

PO Box 124  
Chelsea, AL 35043

File No.: S-21-27694

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Three Thousand Dollars and No Cents (\$63,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Virginia Sue Kratz**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **21 Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Virginia Sue Kratz and Virginia Sue Pruitt are one in the same person.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of November, 2021.

Virginia Sue Kratz  
Virginia Sue Kratz

State of Alabama

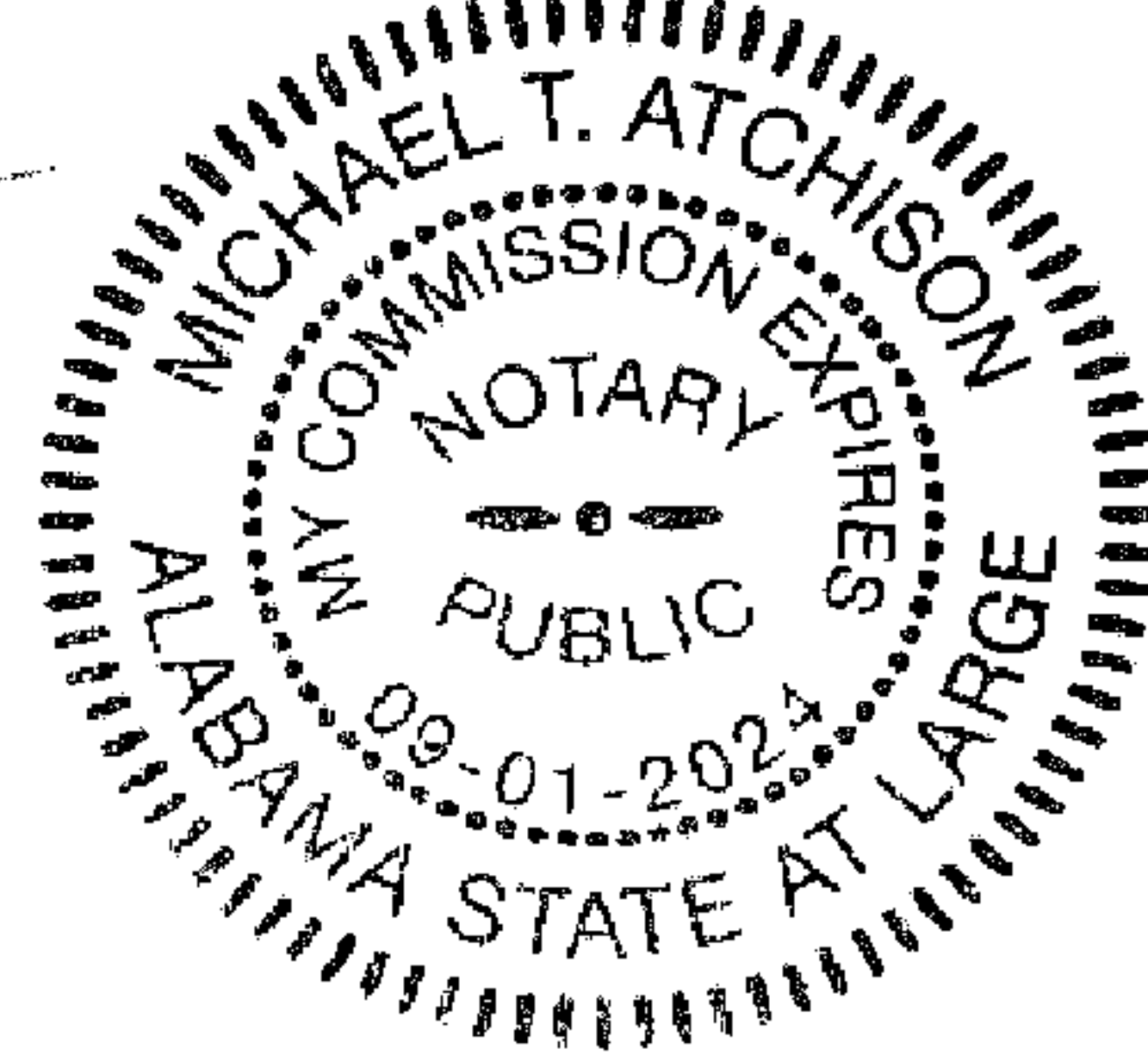
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Virginia Sue Kratz, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2021.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northwest corner of Section 9, Township 20 South, Range 1 East; run South along the West boundary of said section a distance of 1289.75 feet; thence left an angle of 90 degrees 41 minutes and run a distance of 259.13 feet; thence right an angle of 85 degrees 25 minutes 30 seconds and run a distance of 388.74 feet to the point of beginning; continue a distance of 170.27 feet; thence left an angle of 65 degrees 57 minutes (deed 65 deg. 30 min.) and run a distance of 242.67 feet; thence left an angle of 105 degrees 34 minutes 13 seconds and run a distance of 197.15 feet; thence left an angle of 82 degrees 00 minutes and run a distance of 261.42 feet to the point of beginning.

Situated in Shelby County, Alabama.

