

20211130000569120
11/30/2021 08:14:28 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Ruch Investments, L.L.C.
3112 Hwy.109
Wilsonville, AL 35186

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100563

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Sixty One Thousand and 00/100 Dollars (\$61,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Vivian E. Glenn, an unmarried woman**, whose address is 22409 Lakeview Ln., Panama City Beach, FL 32413 (hereinafter "Grantor", whether one or more), by **Ruch Investments, L.L.C.** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 261 Cross Road Dr., Sterrett, AL 35147, to-wit:**

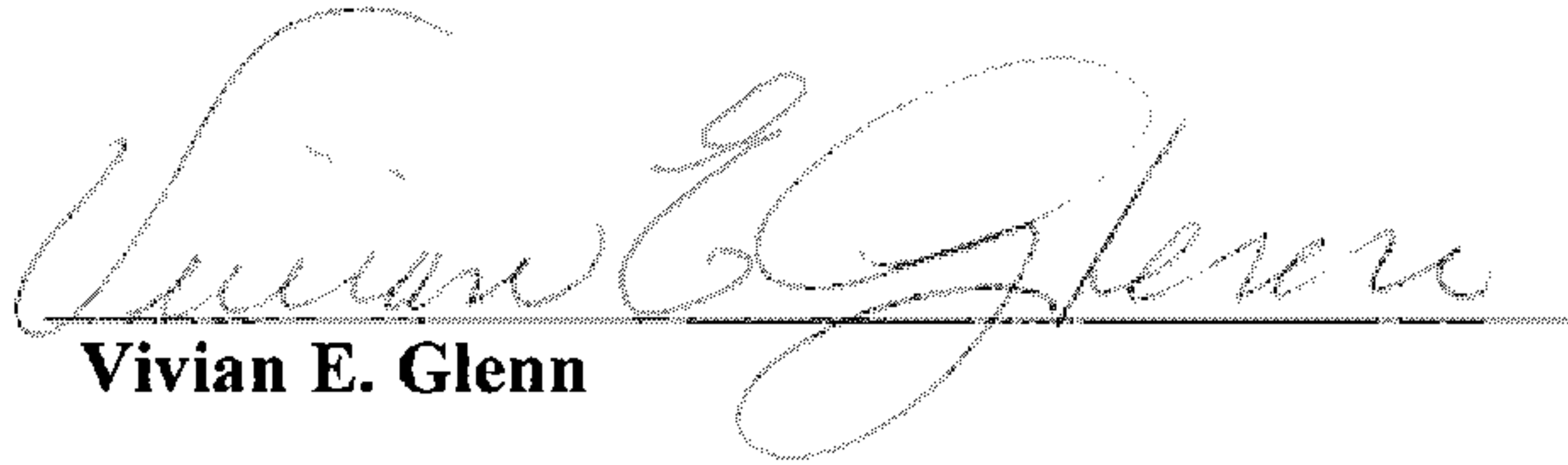
A parcel of land situated in the SW 1/4 of Section 29, Township 29 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 East; thence S 00°04'25" E a distance of 62.70' to the northerly right of way line of A. b. & A Railroad; thence N 85°30'56" E along said right of way a distance of 670.87' to the Point of Beginning; thence continue N 85°30'56" E along said right of way a distance of 421.69' to a point on the westerly right of way line of Shelby County Highway 51, said point being the point of a non tangent curve to the right with a radius of 1092.88', and a central angle of 10°58'25", with a chord bearing of N 18°28'51" E, with a chord length of 209.00', thence along said curve and said right of way an arc length of 209.32'; thence S 85°33'51" W a distance of 419.89'; thence S 18°53'48" W a distance of 210.03' to the Point if Beginning.

Subject to that easement for ingress and egress as set forth in Book 288, Page 406, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

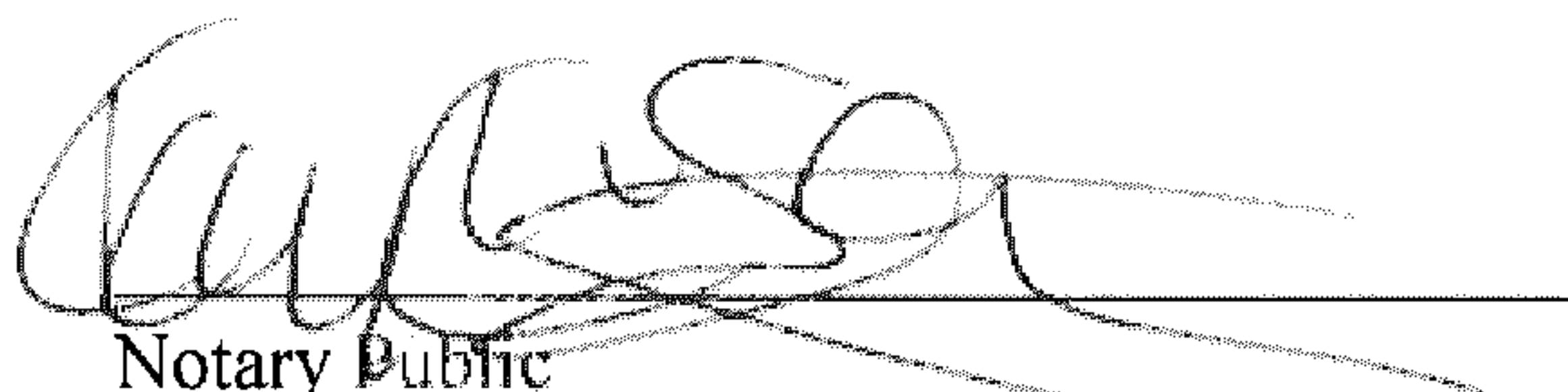
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of November, 2021.

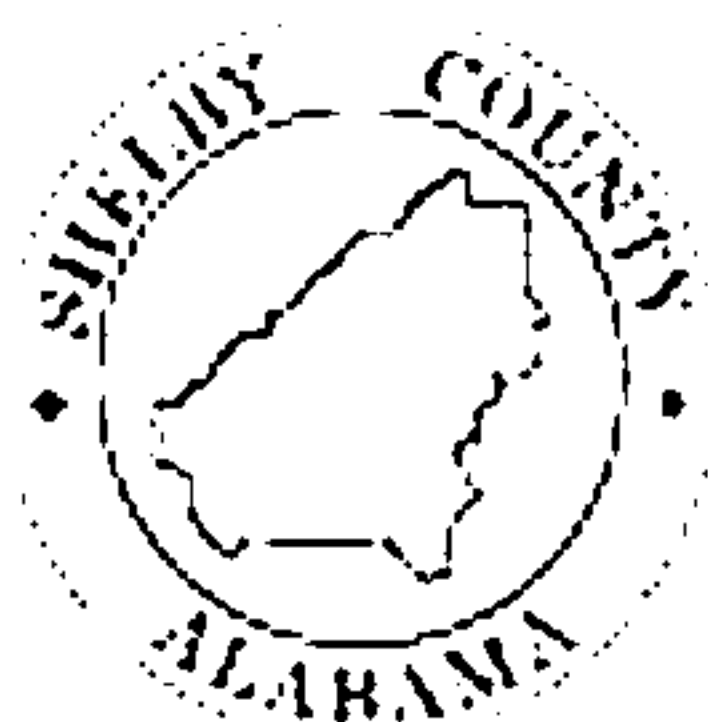
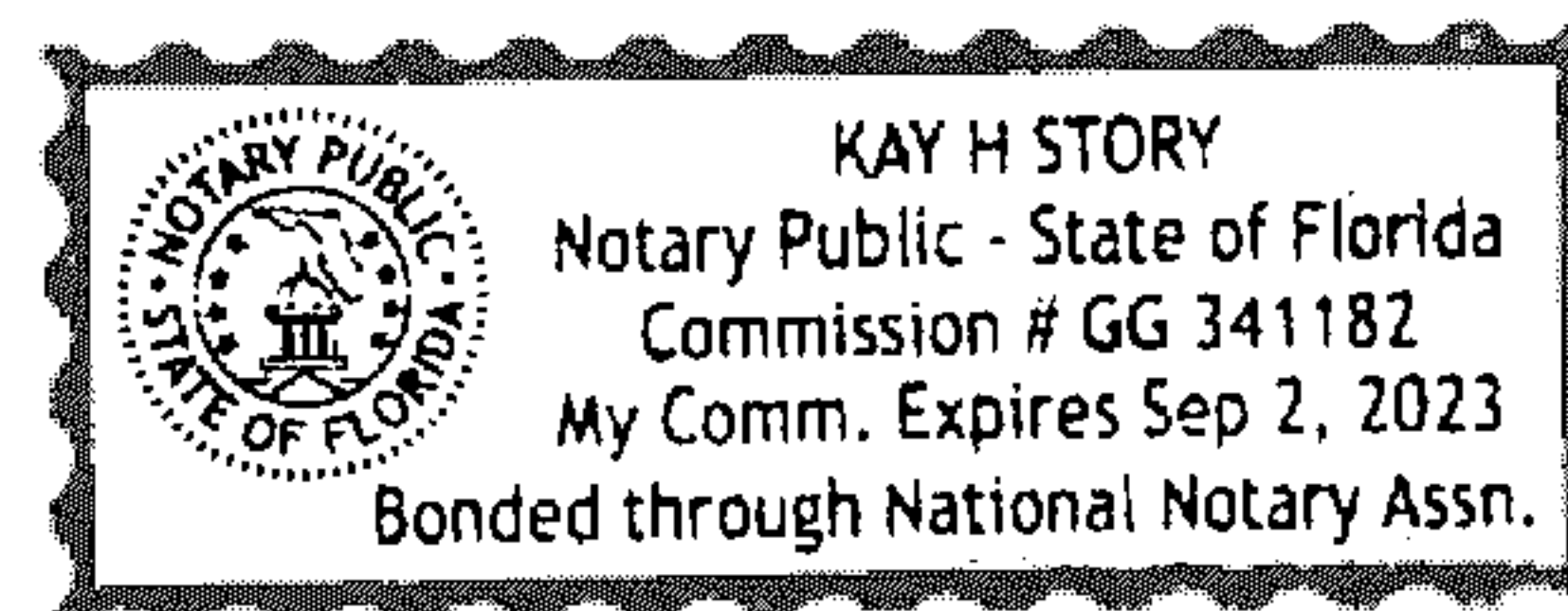

Vivian E. Glenn

State of FL
County of BAY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Vivian E. Glenn, 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 on this 23rd day of November, 2021.


Notary Public
Personally Appeared
Credible Witnesses



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2021 08:14:28 AM
\$86.00 MISTI
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