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08/18/2022 12:57:24 PM  
DEEDS 1/2

**TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$272,000.00**

**SEND TAX NOTICE TO:**

DAL Properties, LLC  
3112 Hwy. 109  
Wilsonville, AL 35186

This instrument prepared by:

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

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TEN AND 00/100 (\$10.00)** in hand paid to the undersigned, **AR Farms, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **DAL Properties, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy. 109, Wilsonville, AL 35186, (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 addresses of which are 3357 River Birch Trail, Chelsea, AL 35043; 3382 River Birch Trail, Chelsea, AL 35043; 3370 River Birch Trail, Chelsea, AL 35043 and 3366 River Birch Trail, Chelsea, AL 35043**, to-wit:

**LOTS 903, 915, 918, 919, ACCORDING TO THE SURVEY OF WINDSTONE SUBDIVISION, PHASE 9, AS RECORDED IN MAP BOOK 54, PAGE 96, 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, AR Farms, LLC, an Alabama Limited Liability Company, by Angela M. Ruch, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 18th day of August, 2022.

AR Farms, LLC, an Alabama Limited Liability Company

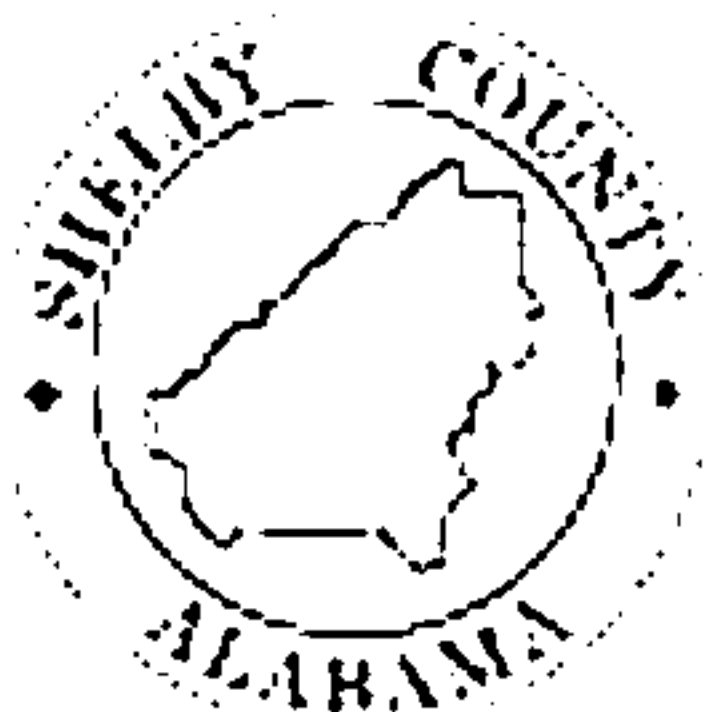
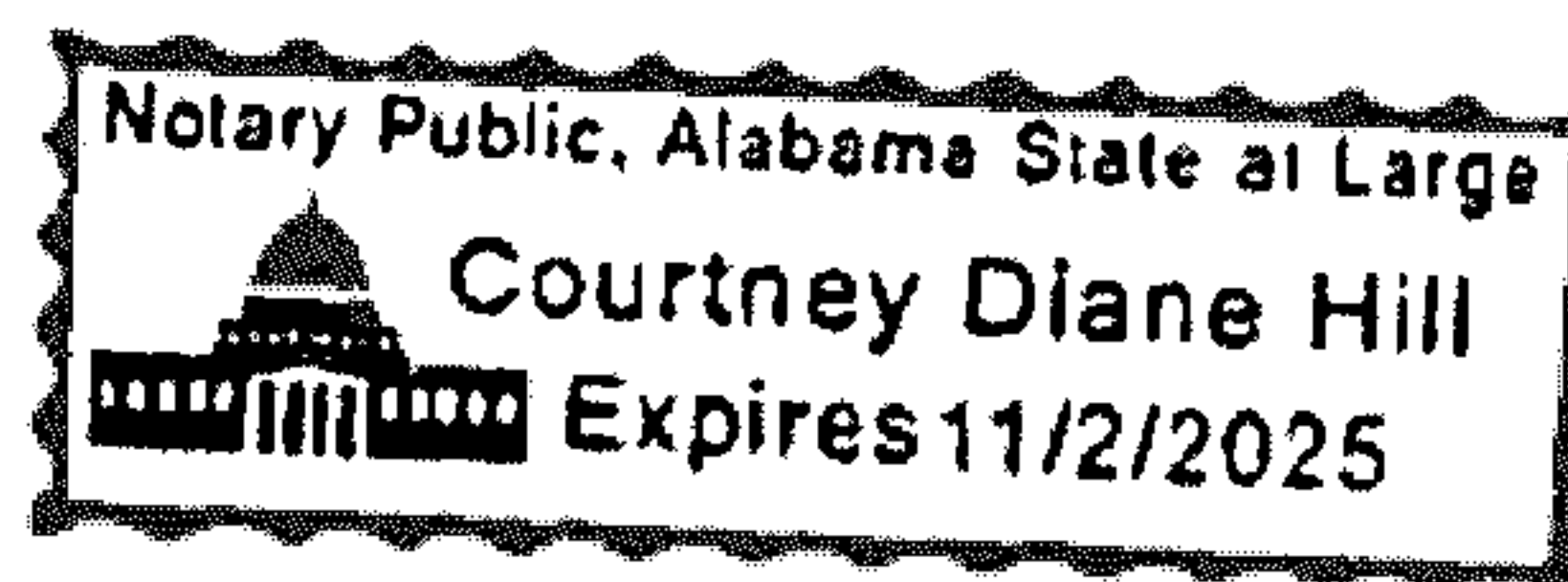
By: Angela M. Ruch  
Angela M. Ruch, Member

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Angela M. Ruch whose name as Member of AR Farms, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 18th day of August, 2022.

Courtney Diane Hill  
Notary Public  
My Commission Expires: 11/2/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$297.00 BRITTANI  
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