

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$1,075,800.00

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
BLD2000567

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and no/100 Dollars (\$10.00)**, in hand paid to the undersigned, **DAL Properties, LLC, an Alabama limited liability company**, whose address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **AR Farms, LLC**, 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 address of which is 0 Hwy. 438, Wilsonville, AL 35186, to-wit:**

The W 1/2 of NE 1/4 and 10 acres square in the Northeast corner of the SE 1/4 of NW 1/4 of Section 8, Township 20 South, Range 1 East, in the Office of the Judge of Probate of Shelby County, Alabama.

Also:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, more particularly described as follows: Begin at the NE corner of Section 8, T20S, R1E, and run West along the North boundary line of Section 8 a distance of 825 feet for a point of beginning; thence run South approximately 1320 feet to the South boundary line of said NE 1/4 of the NE 1/4; thence run approximately 495 feet West along said South boundary line to the West boundary line of said 1/4-1/4; thence run North approximately 1320 feet to the NW corner of the NE 1/4 of the NE 1/4, Section 8, T20S, R1E; thence run East approximately 495 feet to the point of beginning.

Also:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, more particularly described as follows: Begin at the NE corner of the SE 1/4 of the NE 1/4, Section 8, T20S, R1E and run 330 feet West for a point of beginning; thence run South approximately 825 feet to the centerline of Yellow Leaf Creek; thence run Westerly along Yellow Leaf Creek to the West boundary line of the SE 1/4; thence run North along said West boundary line approximately 1100 feet to the NW corner of said quarter-quarter; thence run East approximately 990 feet to the point of beginning.

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.

This instrument has been prepared without the benefit of title.

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, DAL Properties, LLC, an Alabama limited liability company, by Timothy Dallon Ruch, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 5th day of October, 2023.

DAL Properties, LLC, an Alabama limited liability company



By: Timothy Dallon Ruch
Its: Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Timothy Dallon Ruch, as Member of DAL Properties, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal on this 5th day of October, 2023.



Notary Public

My Commission Expires 5/28/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2023 09:12:01 AM
\$1101.00 BRITTANI
20231016000304520

Alvin S. Boyd