

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**  
2664 Vesclub Circle  
Vestavia Hills, AL 35216

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FIFTY ONE THOUSAND AND 00/100 and NO/100 (\$151,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher Brian Thornton Trust dated December 23, 1985** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RuHar6 LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County, State of Alabama**, to-wit:

**SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 2 East, Shelby County, Alabama.**

**Also conveyed is an easement for ingress and egress over the following described property:**

**The North 30 feet of the East 100 feet of the NE 1/4 of NW 1/4 and the North 30 feet of the NW 1/4 of NE 1/4, Section 20, Township 20 South, Range East, lying West of Vick Drive. Situated in Shelby County, Alabama.**

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

Property Address: **40 Acre Property in Shelby County, Harpersville, AL 35078**


**\$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 GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S successors, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **30th day of January, 2024.**

**Christopher Brian Thornton Trust**  
**dated December 23, 1985**


  
**By: Kelly T. Kesler**  
**Its Successor Trustee**

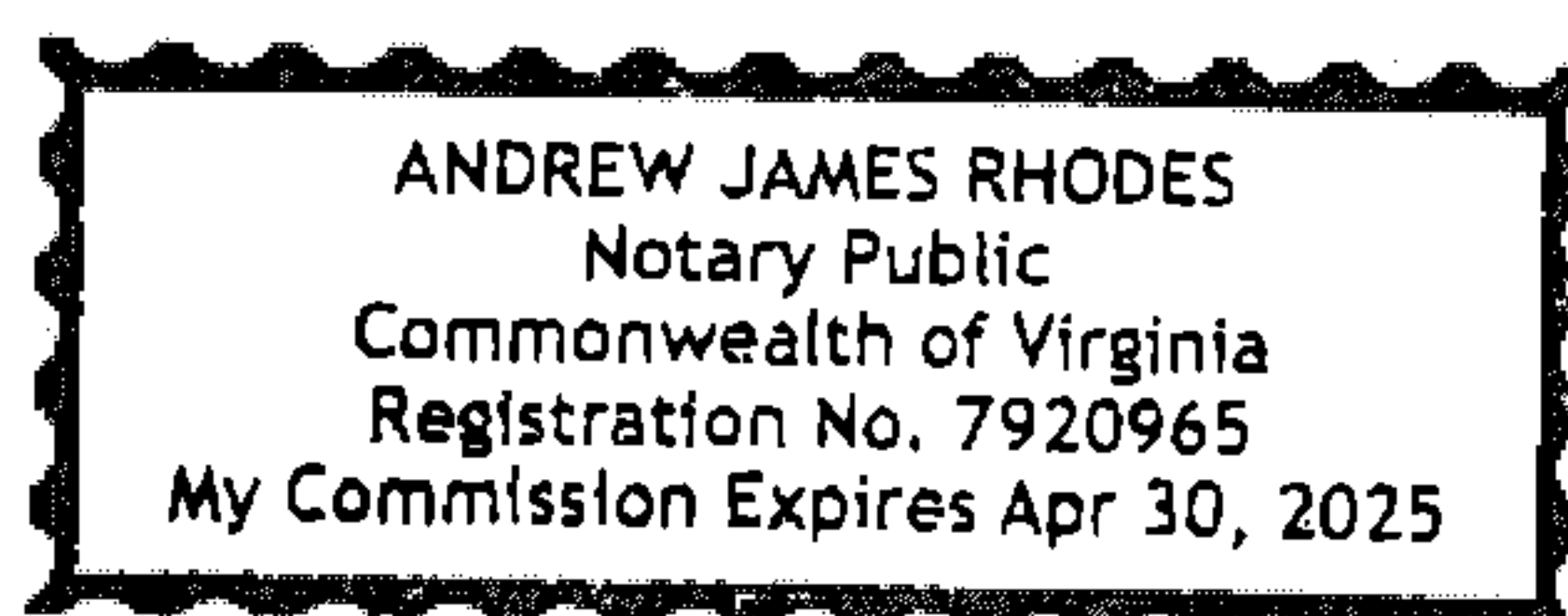
STATE OF VIRGINIA )

COUNTY OF Prince  
William )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kelly T. Kesler** whose name as **Successor Trustee of Christopher Brian Thornton Trust dated December 23, 1985**, 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 Instrument, he/she as such **Successor Trustee** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>TH</sup> day of January, 2024.

  
**NOTARY PUBLIC**  
My Commission Expires: 4/30/2025



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Christopher Brian Thornton Trust dated  
December 23, 1985  
 Mailing Address 11967 Bristow Village Boulevard  
Bristow, VA 20136

Property Address 40 Acre Property in Shelby County  
Harpersville, AL 35078

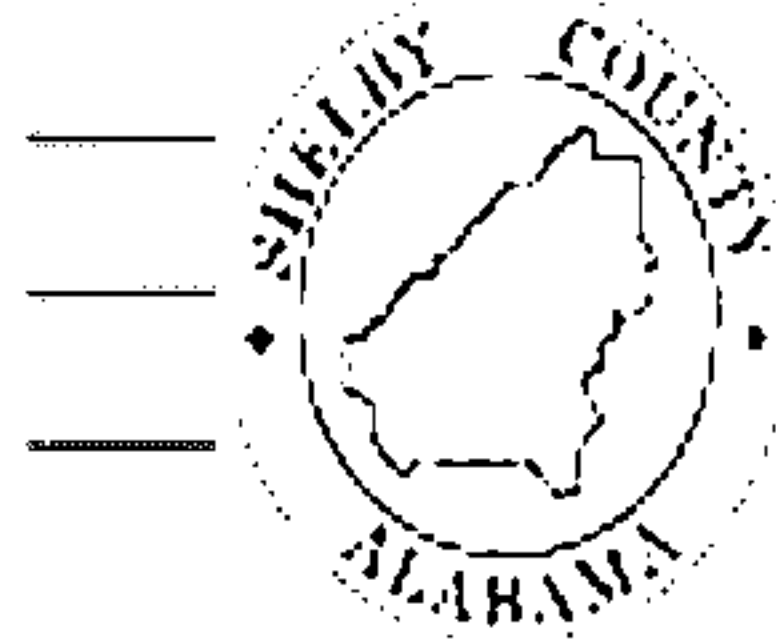
Grantee's Name RuHar6 LLC  
 Mailing Address 2664 Vesclub Circle  
Vestavia Hills, AL 35216

Date of Sale January 30, 2024  
 Total Purchase Price \$151,000.00  
 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  
☐ Sales Contract

☒ Closing Statement



al

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/31/2024 08:52:21 AM  
 \$179.00 JOANN  
 20240131000024410

If the conveyance document presented for recordation contains all of the required information ref. Allen S. Bayle,  
 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 1-30-2024 Print Alan C. Keith

☐ Unattested

(verified by)

Sign

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

Form RT-1