

This Instrument was Prepared by:

Send Tax Notice To: Lucky Scherer

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

440 River Drive
Wilsonville AL 35186

File No.: MV-24-29661

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seven Thousand Dollars and No Cents (\$107,000.00)**, 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, **Aeclectic, L.L.C., an Alabama Limited Liability Company**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lucky Scherer**, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$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 4th day of March, 2024.

AECLECTIC, L.L.C.



Langley Rushton Kyle
, as Personal Representative of the Estate of
Gregory Steven Rushton, Probate Case
#PR-2023-001073, in the Probate Office of Shelby
County, Alabama, as its sole owner



Langley Rushton Kyle
, as Sole Devisee of the Last Will and Testament
under the Estate of Gregory Steven Rushton,
Probate Case PR-2023-001073, in the Probate
Office of Shelby County, Alabama

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 Langley Rushton Kyle, as Personal Representative of The Estate of Gregory Steven Rushton, Probate Case PR-2023-001073, Probate Office Shelby County, Alabama, as its sole owner Aeclectic, L.L.C., an Alabama Limited Liability Company, and Langle Rushton Kyle as Sole Devisee of the Last Will and Testament under the Estate of Gregory Steven Rushton, Probate Case PR-2023-001073, Probate Office, Shelby County, Alabama, 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 4th day of March, 2024.

Michael T. Atchison
Notary Public, State of Alabama

9-1-24
My Commission Expires: September 01, 2024

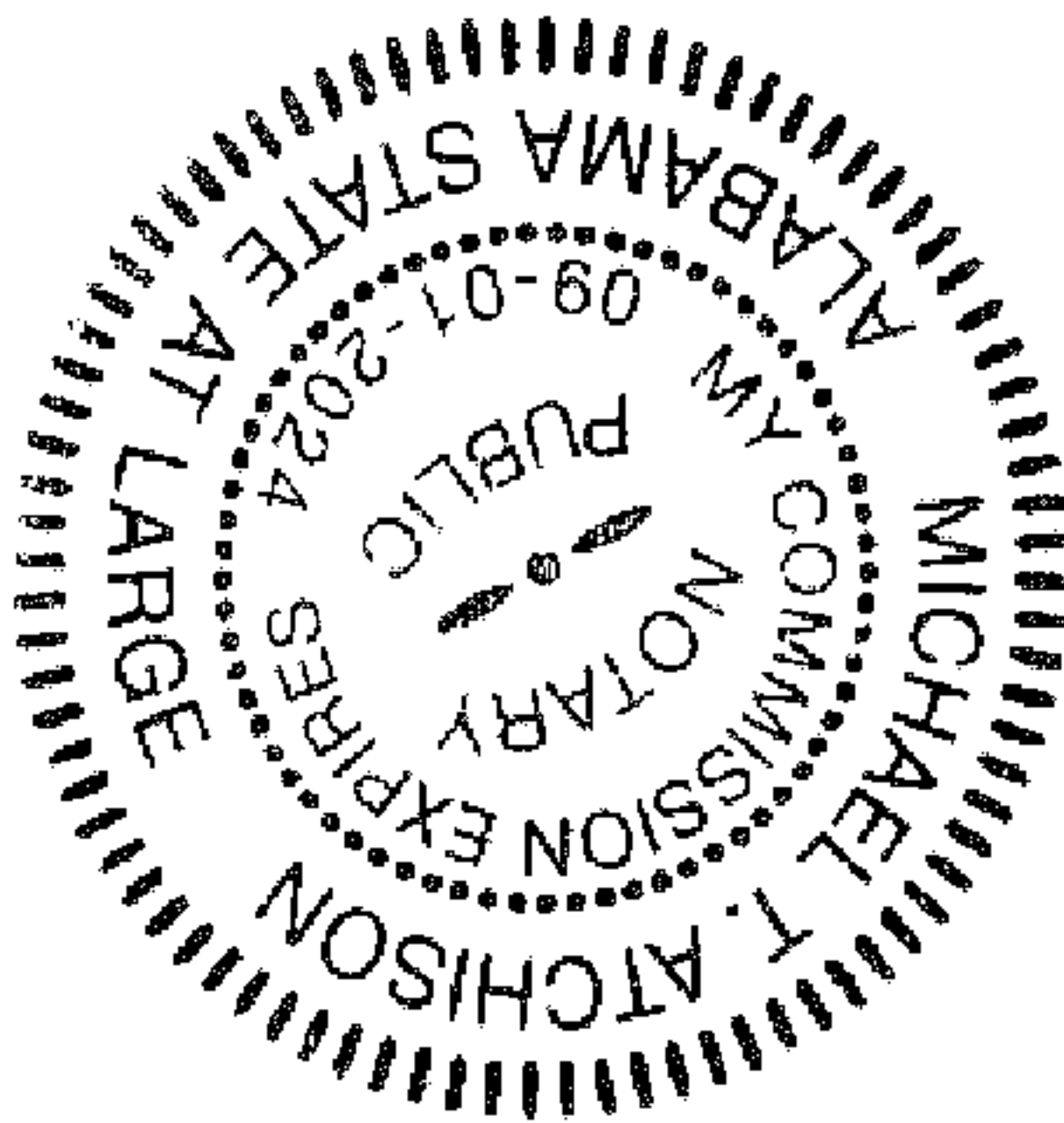


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 26, Township 21 South, Range 1 West; thence run South along the West line of said Section a distance of 1307.43 feet to the SE right-of-way line of the Southern Railroad; thence turn an angle of 124 degrees 06 minutes 19 seconds to the left and run along said Railroad right-of-way a distance of 320.96 feet to the point of beginning; thence continue along side Railroad right-ofway a distance of 90.0 feet; thence turn an angle of 105 degrees 07 minutes 26 seconds to the right and run a distance of 257.29 feet to a point on the North right- of- way of Alabama State Highway No. 70; thence turn an angle of 96 degrees 00 minutes 04 seconds to the right and run along said Hwy. right-of-way a distance of 98.00 feet; thence turn an angle of 86 degrees 42 minutes 30 seconds to the right and run a distance of 223.82 feet to point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	<u>Aeclectic, L.L.C.</u>	Grantee's Name	<u>Lucky Scherer</u>
Mailing Address	<u>1061 Fairfield Lane</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>440 River Drive</u> <u>Wilsonville, AL 35166</u>
Property Address	<u>432 College St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 04, 2024</u>
		Total Purchase Price	<u>\$107,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, 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 of 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 March 01, 2024

Print Aeclectic, L.L.C.

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2024 09:43:55 AM
\$138.00 JOANN
20240305000059670

Form RT-1

Allen S. Bayl

