

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$458,980.00.

SEND TAX NOTICE TO:

Ruch Investments, 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 NO/100 (\$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 **Ruch Investments, 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 addresses of which are 899 Hwy. 438 and 140 Shaw Ln., Wilsonville, AL 35186**, to-wit:

A parcel of land being in the West 1/2 of the Southwest 1/4 of Section 32, Township 19 South, Range 1 East and in the East 1/2 of Southeast 1/4 of Section 31, Township 19 South, Range 1 East and Lots 1, 2, 3 and 5 of Metzger Subdivision, as recorded in Map Book 40, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 36 minutes 12 seconds West, a distance of 246.78 feet; thence North 04 degrees 32 minutes 16 seconds West, a distance of 73.82 feet to the point of beginning; thence South 89 degrees 58 minutes 10 seconds West, a distance of 293.70 feet; thence South 00 degrees 36 minutes 52 seconds East, a distance of 161.34 feet; thence South 45 degrees 47 minutes 48 seconds West, a distance of 318.75 feet; thence South 52 degrees 00 minutes 26 seconds East, a distance of 287.34 feet to a curve to the right, having a radius of 1000.0, a central angle of 05 degrees 14 minutes 10 seconds, and subtended by a chord which bears South 49 degrees 23 minutes 21 seconds East, and a chord distance of 91.36 feet; thence along the arc of said curve, a distance of 91.39 feet; thence South 45 degrees 24 minutes 12 seconds East, a distance of 94.20 feet to a curve to the left, having a radius of 1000.00, a central angle of 06 degrees 48 minutes 02 seconds, and subtended by a chord which bears South 48 degrees 48 minutes 13 seconds East, and a chord distance of 118.62 feet; thence along the arc of said curve, a distance of 118.69 feet; thence South 52 degrees 12 minutes 15 seconds East, a distance of 163.12 feet; thence South 49 degrees 49 minutes 54 seconds East, a distance of 193.85 feet; thence South 47 degrees 35 minutes 24 seconds East, a distance of 188.96 feet; thence South 45 degrees 55 minutes 49 seconds East, a distance of 367.89 feet; thence North 13 degrees 25 minutes 30 seconds East, a distance of 609.37 feet; thence North 76 degrees 32 minutes 51 seconds West, a distance of 259.73 feet; thence North 21 degrees 07 minutes 04 seconds East, a distance of 202.54 feet; thence South 63 degrees 29 minutes 33 seconds East, a distance of 252.64 feet to a non-tangent curve to the right having a radius of 520.44, a central angle of 32 degrees 43 minutes 04 seconds, and subtended by a

chord which bears North 42 degrees 50 minutes 57 seconds East, and a chord distance of 293.17 feet; thence along the arc of said curve, a distance of 297.19 feet to a reverse curve to the left, having a radius of 638.00, a central angle of 16 degrees 30 minutes 17 seconds, and subtended by a chord which bears North 50 degrees 58 minutes 39 seconds East, and a chord distance of 183.15 feet; thence along the arc of said curve, a distance of 183.78 feet; thence North 42 degrees 42 minutes 53 seconds East, a distance of 272.78 feet; thence North 08 degrees 52 minutes 13 seconds West, a distance of 124.22 feet; thence South 89 degrees 32 minutes 43 seconds West, a distance of 1308.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except Lots 1, 2 and 3 of Metzger Subdivision as recorded in Map Book 40, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except Lot 5A, Metzger Resubdivision being a resubdivision of Lot 5 Metzger Subdivision, as recorded in Map Book 51, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

This being the same property conveyed to DAL Properties, LLC in that certain Warranty Deed recorded in Instrument No. 20201124000539310, in the Probate Office of Shelby County, Alabama. (Parcel # 08-09-31-0-000-008.001; Parcel # 08-09-31-0-000-008.002; Parcel # 08-09-32-0-000-022.007)

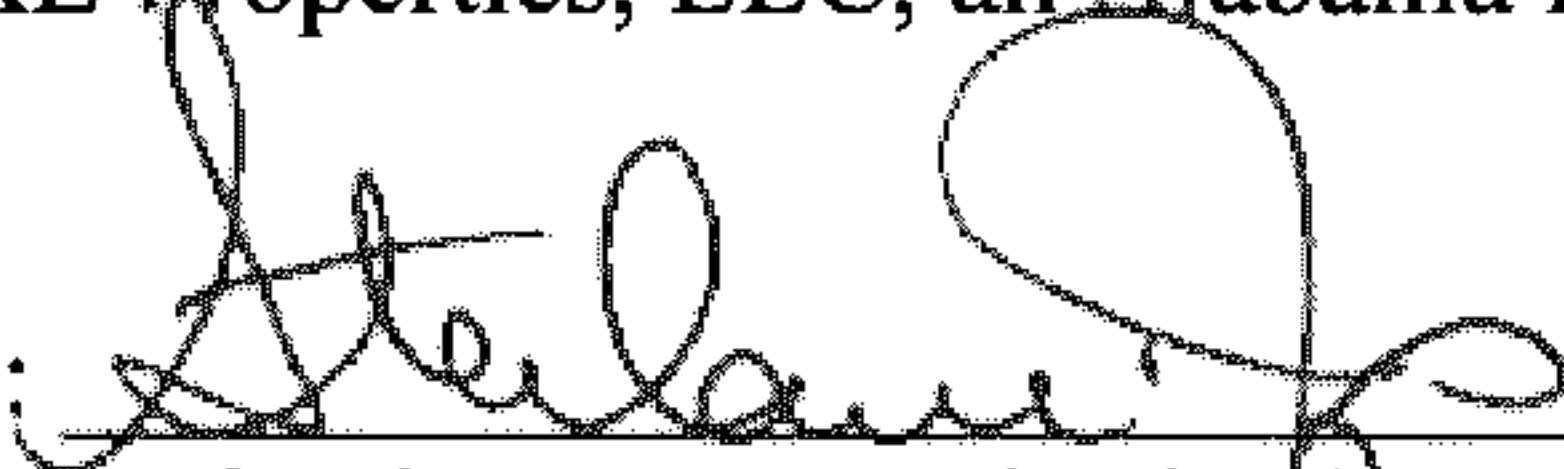
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

THIS INSTRUMENT WAS 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 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, DAL Properties, LLC, an Alabama Limited Liability Company, by Stephanie Jones, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 7th day of August, 2024.


DAL Properties, LLC, an Alabama Limited Liability Company

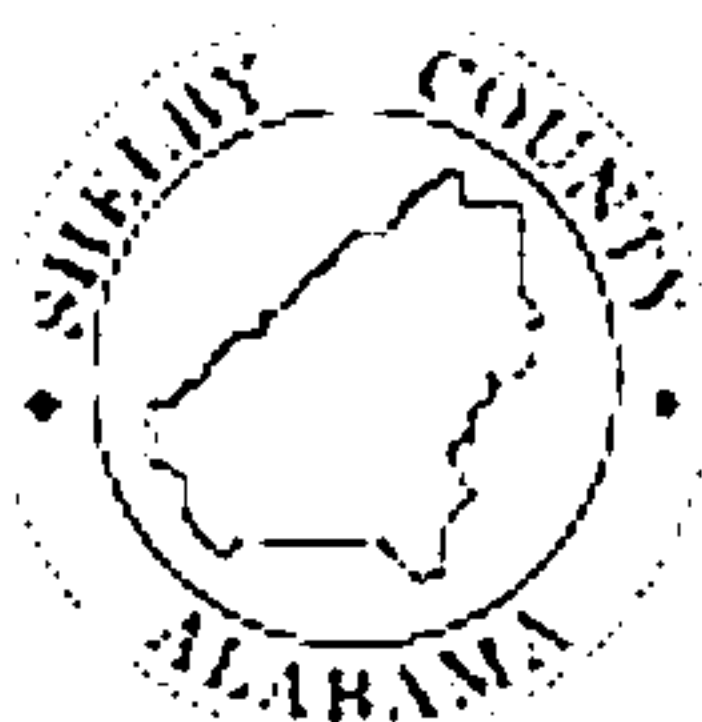
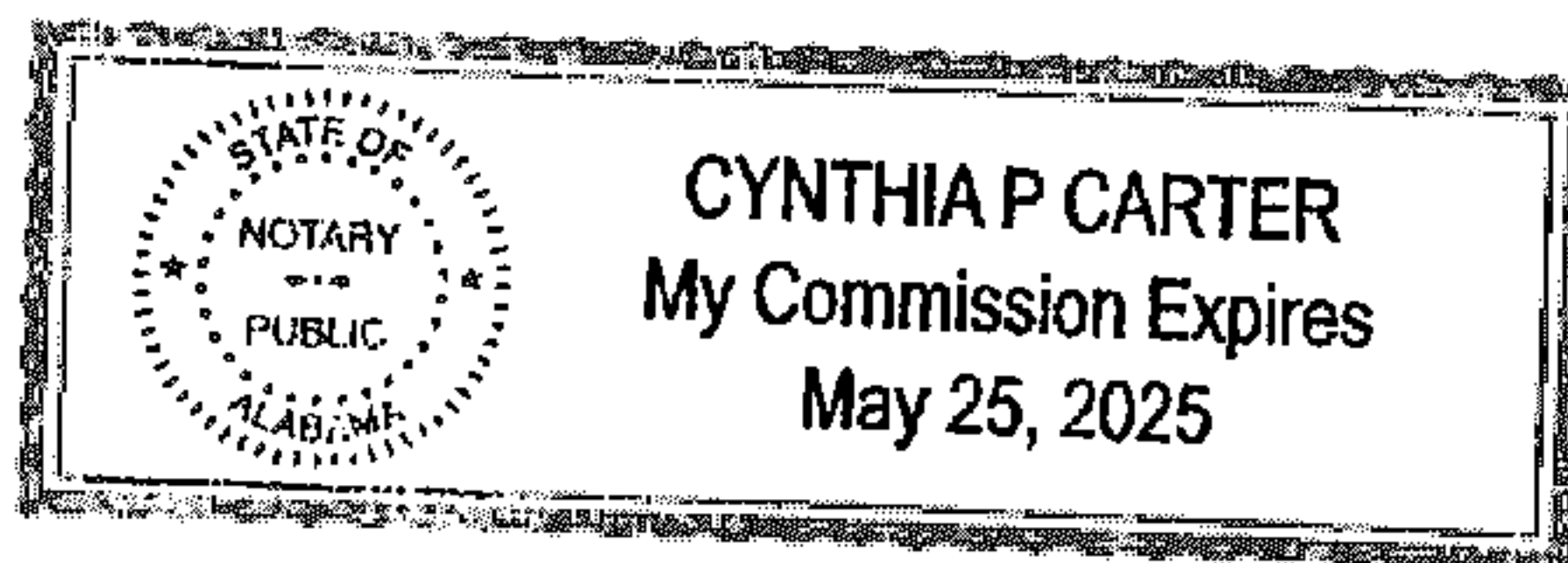
By: 
Stephanie Jones, Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, 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, in her capacity 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 7th day of August, 2024.


Notary Public
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2024 12:54:47 PM
\$487.00 BRITTANI
20240807000245360

