

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$134,850.00.

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 123 Hwy. 438 and 126 Hwy. 438, Wilsonville, AL 35186**, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence East along the South boundary of said quarter-quarter section 495 feet to the Point of Beginning; thence North and parallel with the East boundary of said quarter-quarter section 1320 feet to the North boundary of said quarter-quarter section; thence Easterly along the North boundary of said quarter-quarter section 495 feet to a point; thence South and parallel with the East boundary of said quarter-quarter section 1320 feet, more or less to the South boundary of said quarter-quarter section; thence Westerly 495 feet to the Point of Beginning. Less and except any portion lying within the road right of way.

This being the same property conveyed to DAL Properties, LLC as Parcel 1 in that certain Warranty Deed recorded in Instrument No. 20200813000347080, in the Probate Office of Shelby County, Alabama. (Parcel # 16-3-08-0-000-003.000; Parcel # 16-3-08-0-000-003.001)

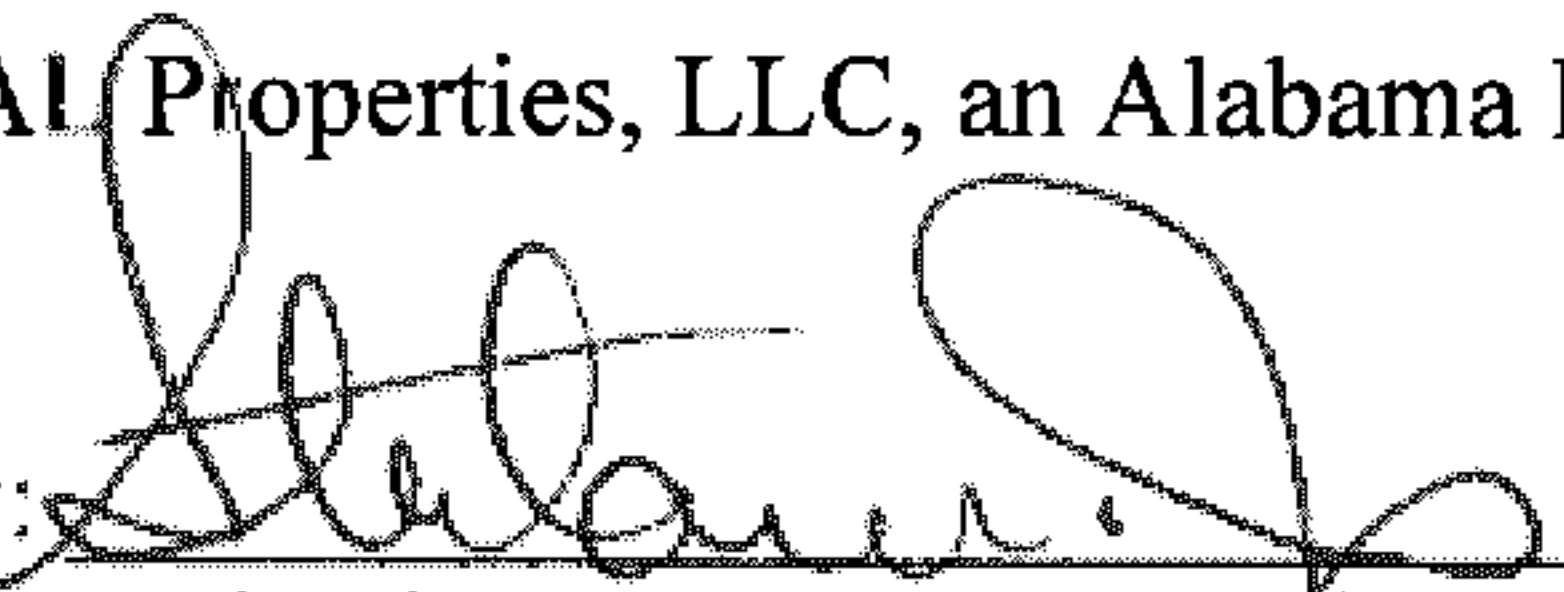
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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

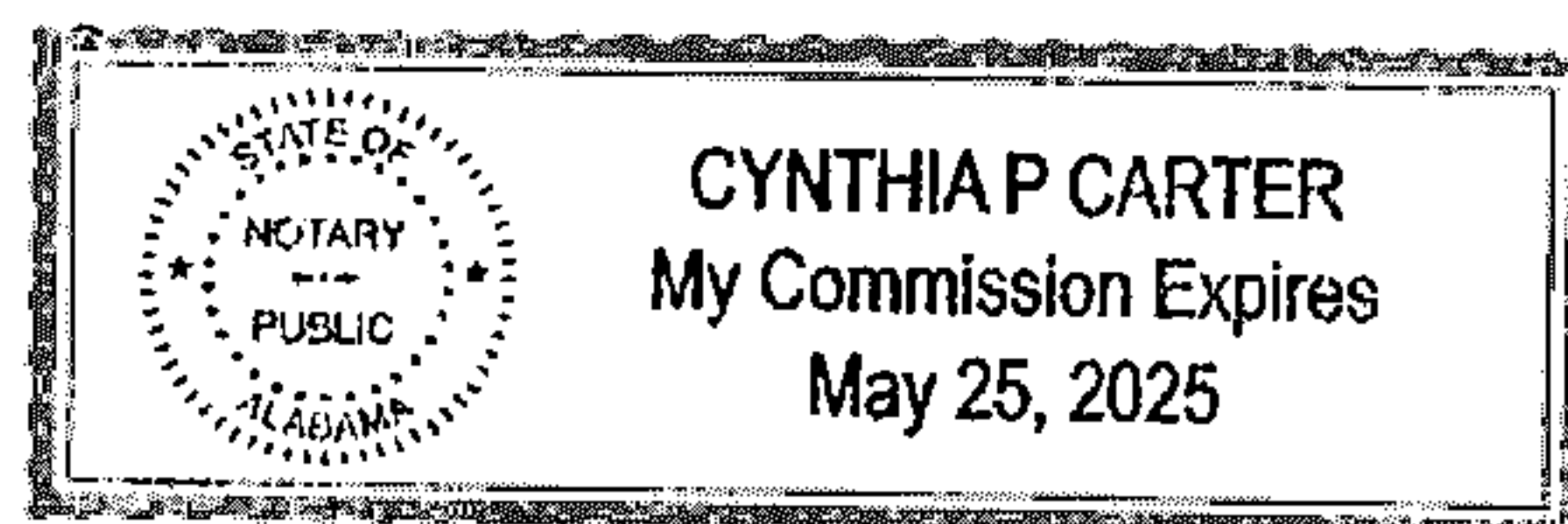
By: 
Stephanie Jones, Authorized Agent

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 12:57:18 PM
\$160.00 BRITTANI
20240807000245370

