

This instrument prepared by:  
E. H. Camp, III, Esq.  
3841 Green Hills Village Dr., Suite 400  
Nashville, TN 37215

20191120000432970  
11/20/2019 02:32:03 PM  
DEEDS 1/5

Address of Grantee:  
RAM – HELENA DEVELOPMENT  
PARTNERS, LLC  
2200 Magnolia Avenue, Suite 100  
Birmingham, Alabama 35205

**LIMITED WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY           )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Hundred Thousand and No/100 Dollars (\$500,000.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HELENA ROAD, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 3841 Green Hills Village Drive, Suite 400, Nashville, Tennessee 37215, has bargained and sold and by these presents does grant, transfer and convey unto RAM - HELENA DEVELOPMENT PARTNERS, LLC, an Alabama limited liability company, whose mailing address is 2200 Magnolia Avenue, Suite 100, Birmingham, Alabama 35205 ("Grantee") Grantee's successors, heirs and assigns, that certain tract or parcel of land in Shelby County, State of Alabama, described on Exhibit "A", which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference as well as to all taxes for the year 2020 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD to said Grantees, their successors, heirs and assigns, in fee simple, forever.

And said Grantor does, for itself and its successors and assigns, covenant with the said Grantees, and their successors, heirs and assigns, that it is lawfully seized in fee simple of said Property, that it is free from all encumbrances unless otherwise noted on Exhibit "B" attached hereto; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same unto the said Grantees, their successors, heirs and assigns, forever, against the lawful claims of all persons claiming by or through it, but no further or otherwise.


IN WITNESS WHEREOF, Helena Road, LLC, a Delaware limited liability company has caused this instrument to be executed in its name and behalf by the undersigned, its duly authorized director, and its seal affixed, this the 14<sup>th</sup> day of November, 2019.

**GRANTOR:**

HELENA ROAD, LLC, a Delaware limited liability company

By: Octopus Realty Management, L.P., its Manager

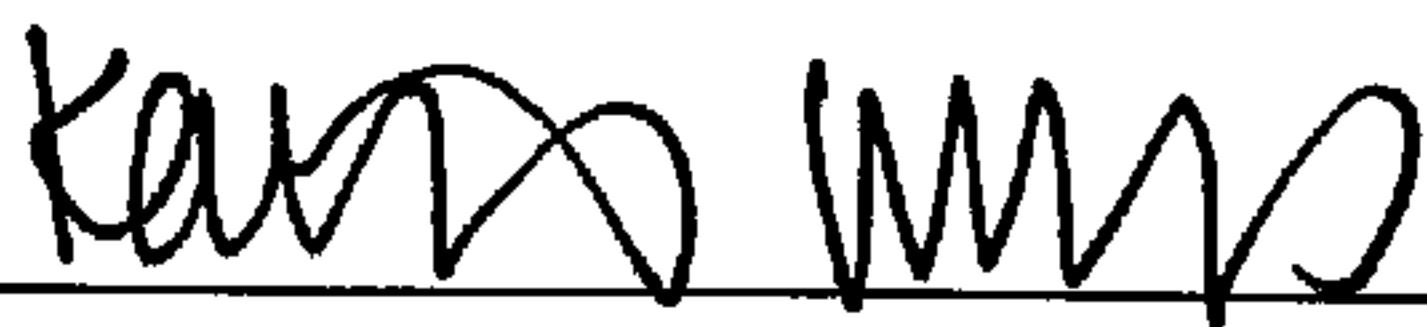
By: The Felice F. Oldacre 2014 Trust, its  
General Partner

By:   
William A. Oldacre, Jr., Trustee

STATE OF TENNESSEE   )  
DAVIDSON COUNTY       )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William A. Oldacre, Jr., Trustee of The Felice F. Oldacre 2014 Trust, the General Partner of Octopus Realty Management, L.P., the Manager of Helena Road, LLC, a Delaware limited liability company, who is known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as act of said limited liability company.

Given under my hand and seal of office this the 30 day of October, 2019.



Notary Public

My Commission Expires: 7/27/2020

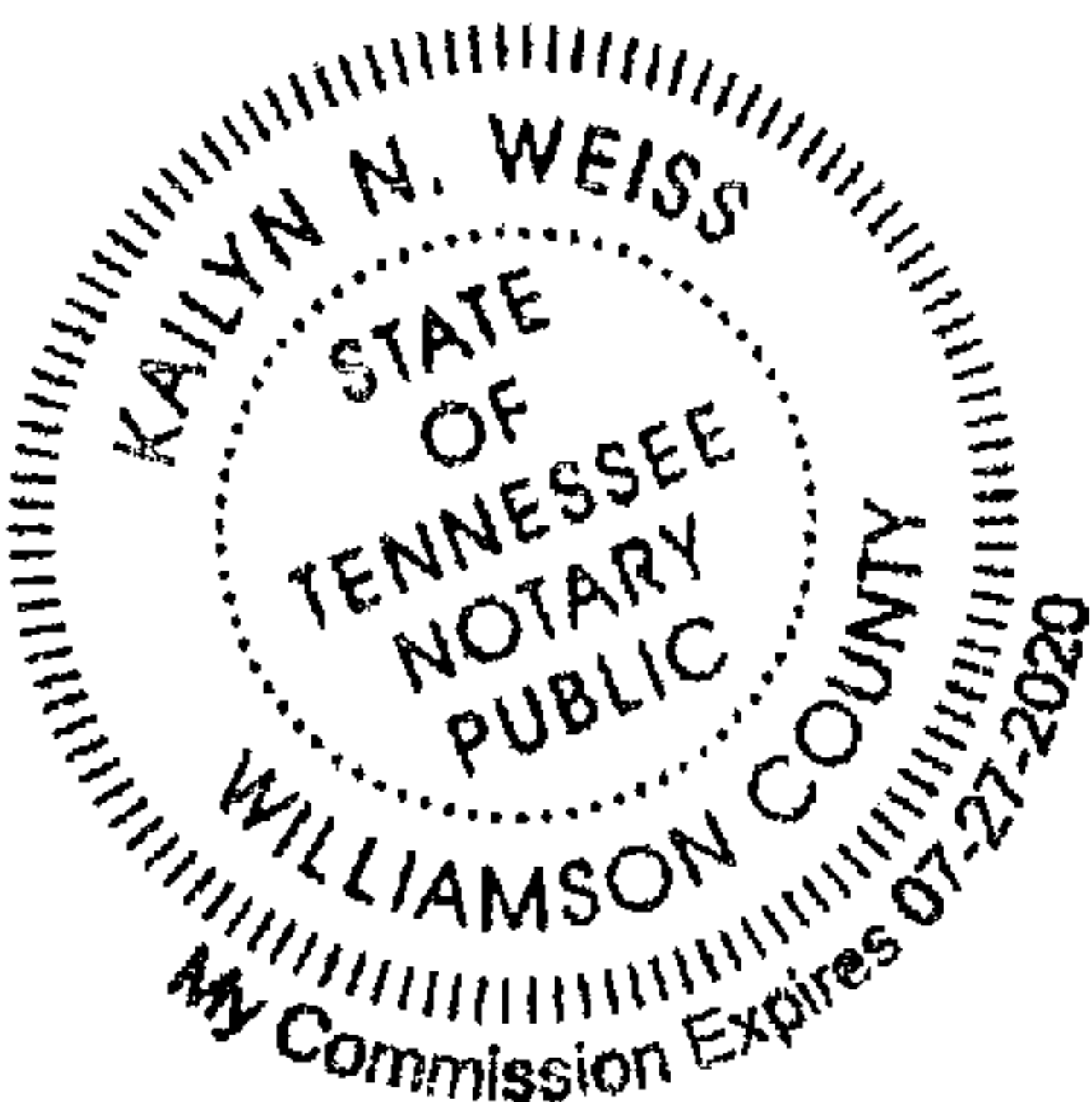


EXHIBIT "A"

LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to wit:

Lot 5, in Block 2, Mullins Addition to Helena, recorded Map Book 3, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT any portion of subject property lying within a public right of way.

**BEING ALSO DESCRIBED AS:**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 5, IN BLOCK 2, MULLINS ADDITION TO HELENA, RECORDED MAP BOOK 3, PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, TO WIT:

BEGINNING AT A 1/2" IRON PIN SET IN THE SOUTHEAST RIGHT OF WAY LINE OF HELENA ROAD, SAID IRON BEING THE NORTHERLY MOST CORNER OF THE PAUL H DODSON PROPERTY, RECORDED IN DOCUMENT NUMBER 20040218000082380, THENCE WITH SAID RIGHT OF WAY LINE N 38°26'02" E A DISTANCE OF 99.97 FEET TO A 1/2" IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE SANDRA K. ECHOLS PROPERTY, RECORDED IN DEED BOOK 328, PAGE 519 S 51°19'42" E A DISTANCE OF 284.88 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 5, IN BLOCK 2, MAP BOOK 3, PAGE 56; THENCE WITH THE HENDERSON SOLEDAD LIVING TRUST PROPERTY, RECORDED IN DOCUMENT NUMBER 19960118000017281 S 38°41'30" W A DISTANCE OF 100.03 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE WITH THE STORE GROWTH AND DEVELOPMENT LLC PROPERTY, RECORDED IN DOCUMENT NUMBER 20080111000016320 N 51°17'29" W A DISTANCE OF 150.07 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE SAID DODSON PROPERTY N 51°20'34" W A DISTANCE OF 134.36 FEET TO THE THE POINT OF BEGINNING, HAVING AN AREA OF 28457 SQUARE FEET, 0.653 ACRES, MORE OR LESS.

Tax Parcel Identification Number: 13-5-21-1-001-021.000

Address: 2536 Helena Road  
Helena, AL 35080

**PERMITTED EXCEPTIONS**

1. Title to the coal, oil, gas and other minerals underlying the surface of the Property and all rights and easements in favor of the holder of the coal, oil, gas and mineral estate or by any party claiming by, through or under said holder.
2. Mineral and water rights reserved in that certain Deed from Connors Steel Company to F.F. Mullins dated February 25, 1946, recorded in Book 124 Page 361 in the Office of the Judge of Probate of Shelby County, AL.
3. ALTA/NSPS Land Title Survey prepared by Young-Hobbs and Associates, dated 1/7/18, last revised May 28, 2019, and certified on May 28, 2019, bearing the seal of Kenneth A. Bau, AL PLS NO. 26520, Project No. 243-18 ("Survey"), discloses the following:
  - a. Title to any portion of subject property lying within Helena Road, Alabama Highway 261, an 80' right of way. Vested plat shows Helena Road a 60' right of way and current survey shows it having an 80' right of way.
  - b. Power and gas lines not in defined easement areas.
  - c. Portion of gravel driveway encroaches north property line.



# Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	HELENA ROAD, LLC
Mailing Address	3841 GREEN HILLS VILLAGE DR SUITE 400 NASHVILLE, TN 37215

Grantee's Name  
Mailing Address

RAM - HELENA DEVELOPMENT  
PARTNERS, LLC  
2200 MAGNOLIA AVENUE  
SUITE 100  
BIRMINGHAM, AL 35205

Property Address 2536 HELENA ROAD  
HELENA, AL 35080

Date of Sale  
Total Purchase Price

NOVEMBER \_\_\_\_, 2019  
\$ 500,000.00

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  
  X   Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other

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 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 \_\_\_\_\_, 2019

Print: William A. Oldacre, Jr.

## Unattested

**Sign:**

Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/20/2019 02:32:03 PM  
\$534.00 CHARITY  
20191120000432970

Allen S. Bayal

**Form RT-1**