

Send tax notice to:

RAM - Helena Development Partners, LLC
2200 Magnolia Ave. S., Ste. 100
Birmingham, AL 35205
COM1800099

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama

County of Shelby

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Dianne Tidwell Morgan f/k/a Dianne Tidwell, a married woman**, whose mailing address is 12735 Buck Bearden Rd., McCalla, AL 35111 (hereinafter referred to as "Grantor"), by **RAM - Helena Development Partners, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), 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 address of which is 2492 Helena Rd., Helena, AL 35080**, to-wit:

Lot 3, Block 2, according to the Survey of Mullin's Addition to Helena, as recorded in Map Book 3, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

EASEMENTS OF RECORD.

PRIOR MINING AND MINERAL RIGHTS EXCEPTED.

\$320,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

Dianne Tidwell and Dianne Tidwell Morgan are one and the same person.

Dianne Tidwell is the surviving grantee of that certain deed recorded in Real Volume 190, Page 293, in the Probate Office of Shelby County, Alabama; the other grantee, Johnny Jenkins, having died on or about 2010.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, Dianne Tidwell Morgan f/k/a Dianne Tidwell, has hereunto set her signature and seal on November 12, 2019.

Dianne Tidwell Morgan

Dianne Tidwell Morgan f/k/a

Dianne Tidwell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dianne Tidwell Morgan f/k/a Dianne Tidwell, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of November, 2019.

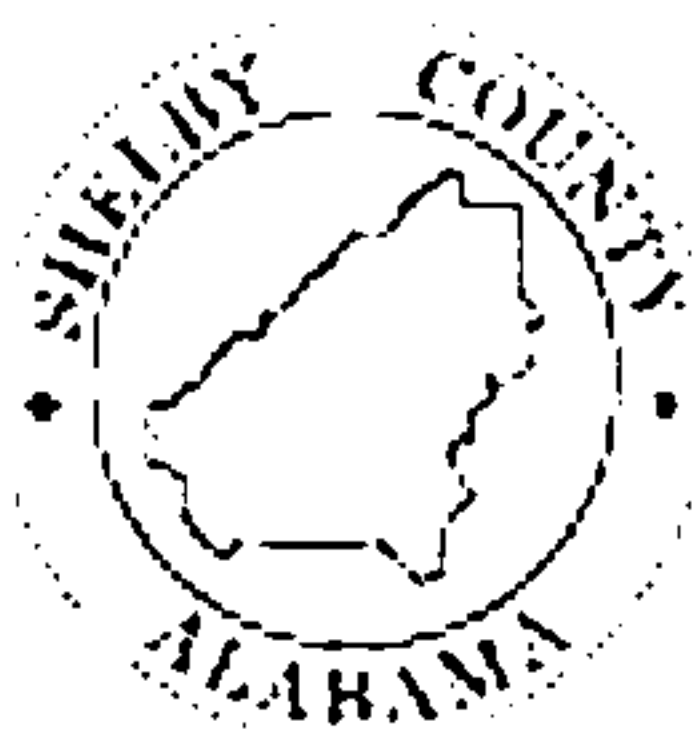
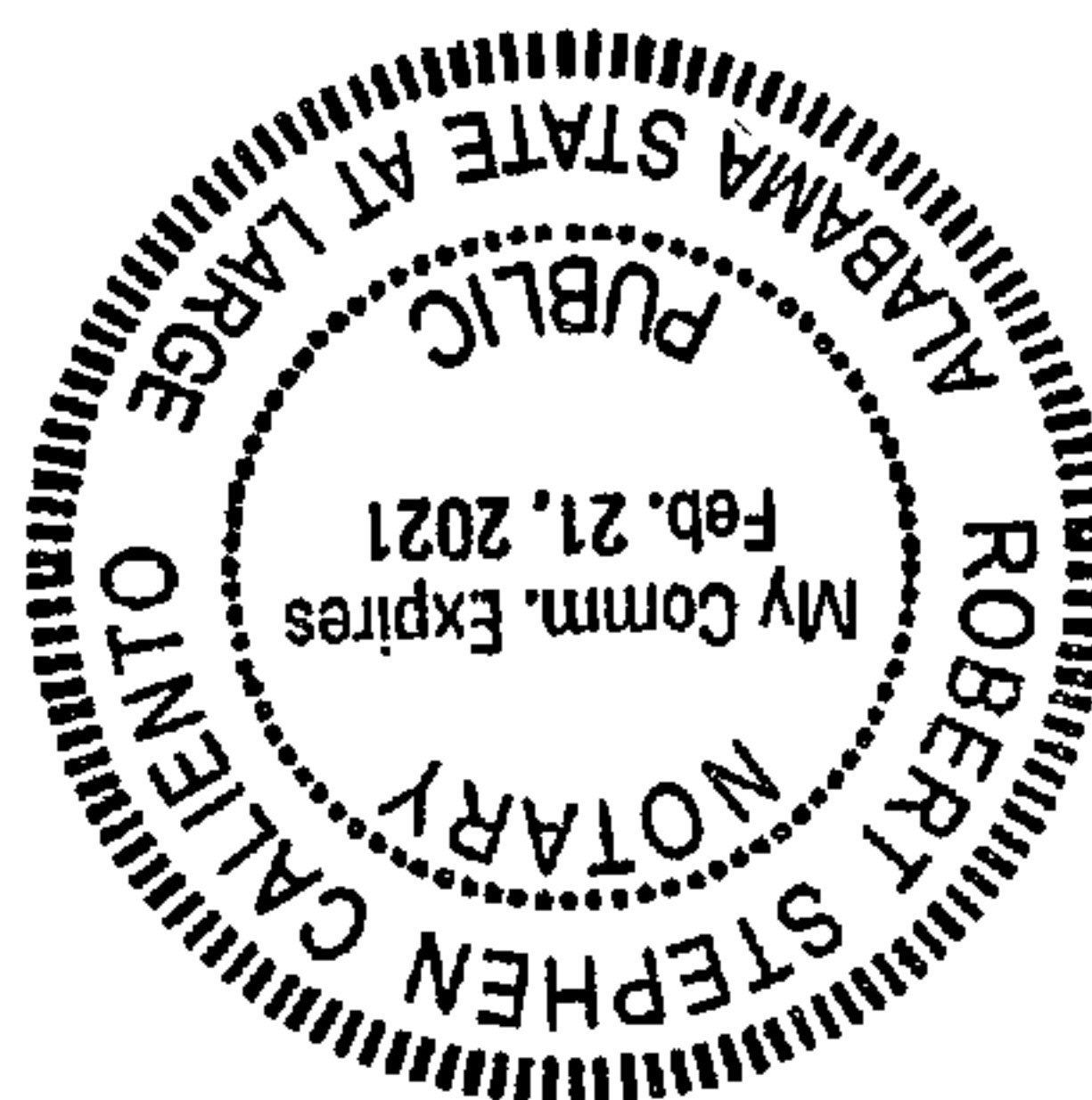
(NOTARIAL SEAL)

Robert Stephen Calient

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 02:32:05 PM
\$26.00 CHARITY
20191120000432990

Alli S. Bayl