

Send tax notice to:
RAM - Helena Development Partners, LLC
2200 Magnolia Ave. S., Ste. 100
Birmingham, AL 35205
COM1800100-A

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20191120000433010
11/20/2019 02:32:07 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Paul H. Dodson, an unmarried man**, whose mailing address is PO Box 300, Helena, AL 35080 (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 do, 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 2508 Helena Rd., Helena, AL 35080**, to-wit:

Lot 4-A, Block 2, according to a Resurvey of Lot 4, Block 2, of Mullins Addition to Helena, as recorded in Map Book 20, Page 72, 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.

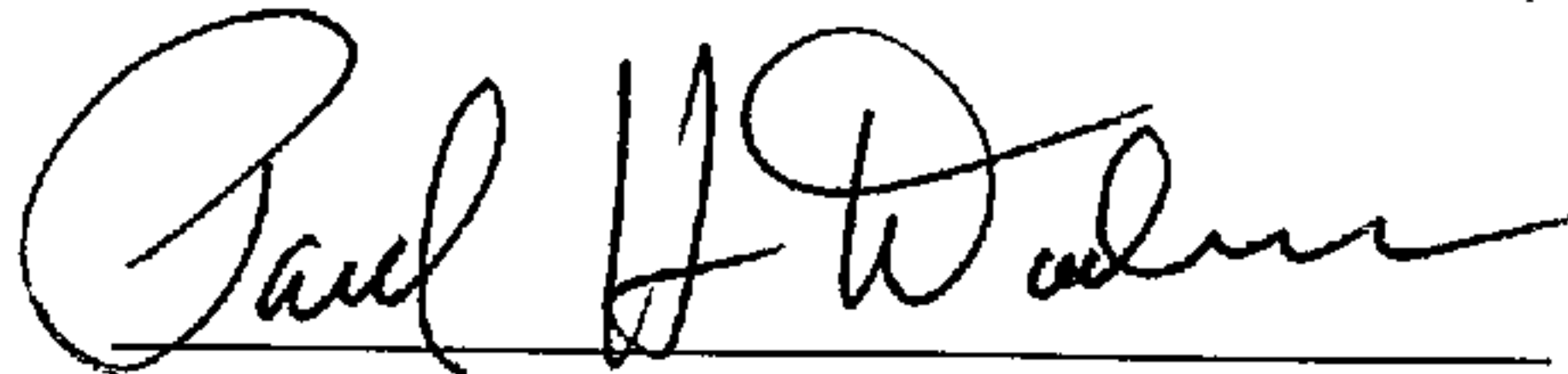
PRIOR MINING AND MINERAL RIGHTS EXCEPTED.

\$235,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Paul H. Dodson, has hereunto set his signature and seal on November 7, 2019.

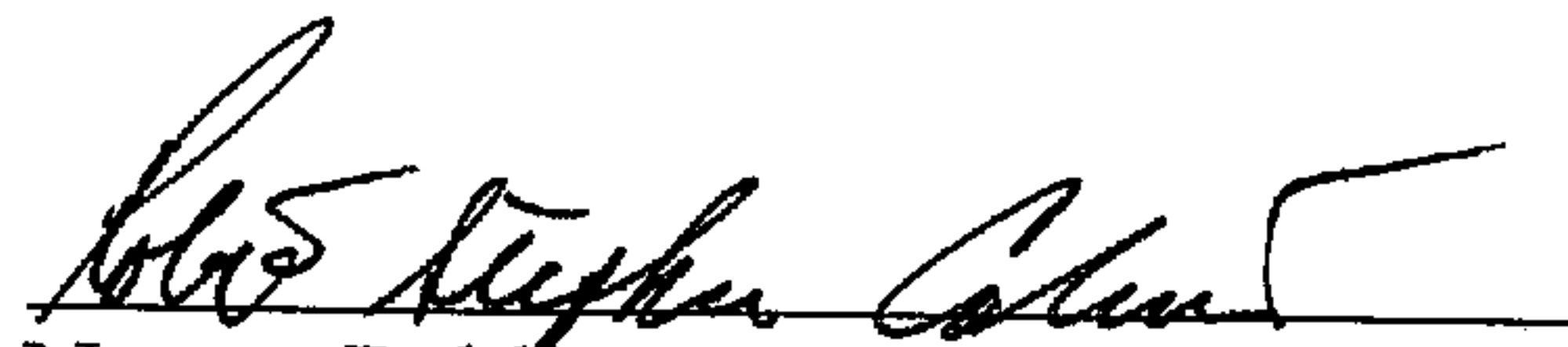

Paul H. Dodson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul H. Dodson, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2019.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires: 2/21-21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 02:32:07 PM
\$26.00 CHARITY
20191120000433010

