

Send tax notice to:  
RAM - Helena Development Partners, LLC  
2200 Magnolia Ave. S., Ste. 100  
Birmingham, AL 35205  
COM1800104

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

State of Alabama  
County of Shelby

20191120000433030  
11/20/2019 02:32:09 PM  
DEEDS 1/2

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Helena Shopping Center, LLC, an Alabama limited liability company**, whose mailing address is 7109 Founders Place, Birmingham, AL 35242 (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, to-wit:

**The West 50 feet of Lot 2, according to the Survey of Big B Addition to Helena, as recorded in Map Book 21, Page 64, 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.

MATTERS OF SURVEY THAT WOULD BE SHOWN BY CURRENT SURVEY.


PARTIES ARE SUBJECT TO THAT CERTAIN EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 2019, AND BEING RECORDED SIMULTANEOUSLY HERewith.

**\$175,000.00 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.

IN WITNESS WHEREOF, Grantor, Helena Shopping Center, LLC, an Alabama limited liability company, by Donna Bruno, its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 13<sup>th</sup> day of November, 2019.

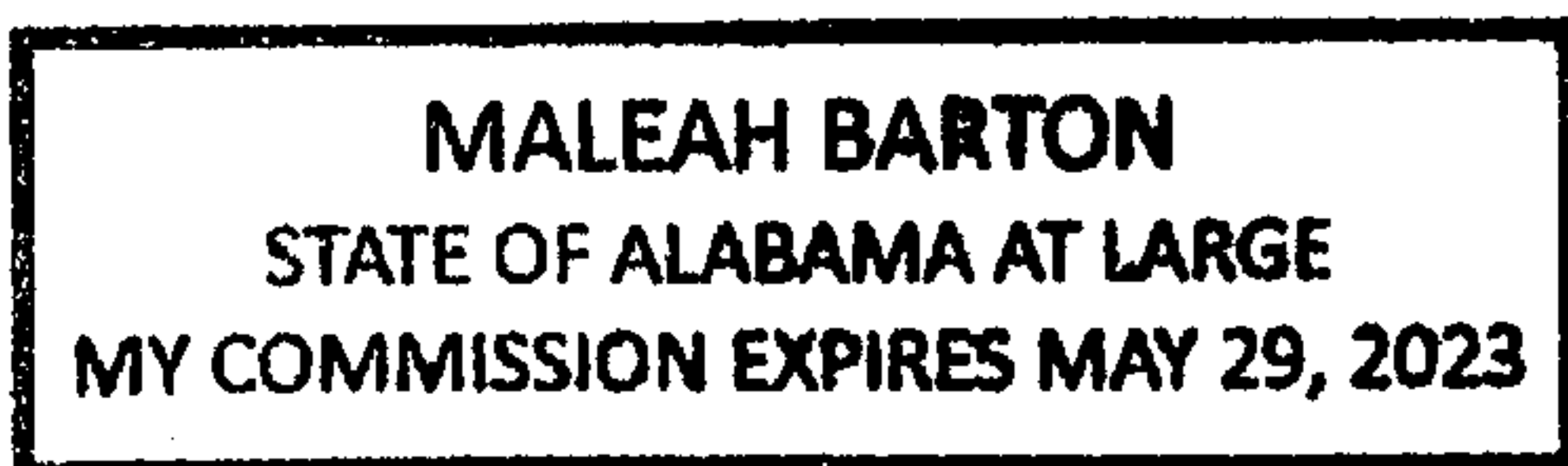
Helena Shopping Center, LLC, an Alabama  
limited liability company


  
By: Donna Bruno  
Its: Manager

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Bruno, whose name as Manager of Helena Shopping Center, LLC, 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 said instrument, she, in her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of November, 2019.



  
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 02:32:09 PM  
\$26.00 CHARITY  
20191120000433030

