

Send tax notice to:
RAM - Helena Development Partners, LLC
2200 Magnolia Ave. S., Ste. 100
Birmingham, AL 35205
COM1800105

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

State of Alabama
County of Shelby

20191120000433040
11/20/2019 02:32:10 PM
DEEDS 1/2

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Donna Marie Bruno, as Successor Trustee of the Anthony Bruno Revocable Trust, dated July 14, 1992 as last amended and restated June 28, 2013**, 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:

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.

Less and except the west 50 feet of said Lot 2.

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.

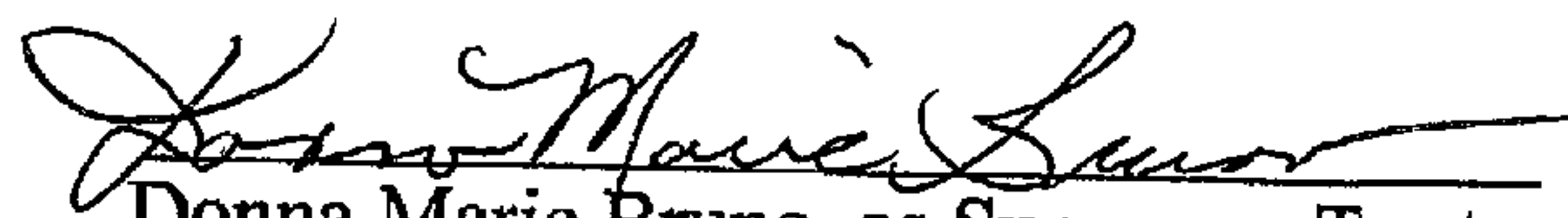
MATTERS OF SURVEY THAT WOULD BE SHOWN BY CURRENT SURVEY.

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

\$325,000.00 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.

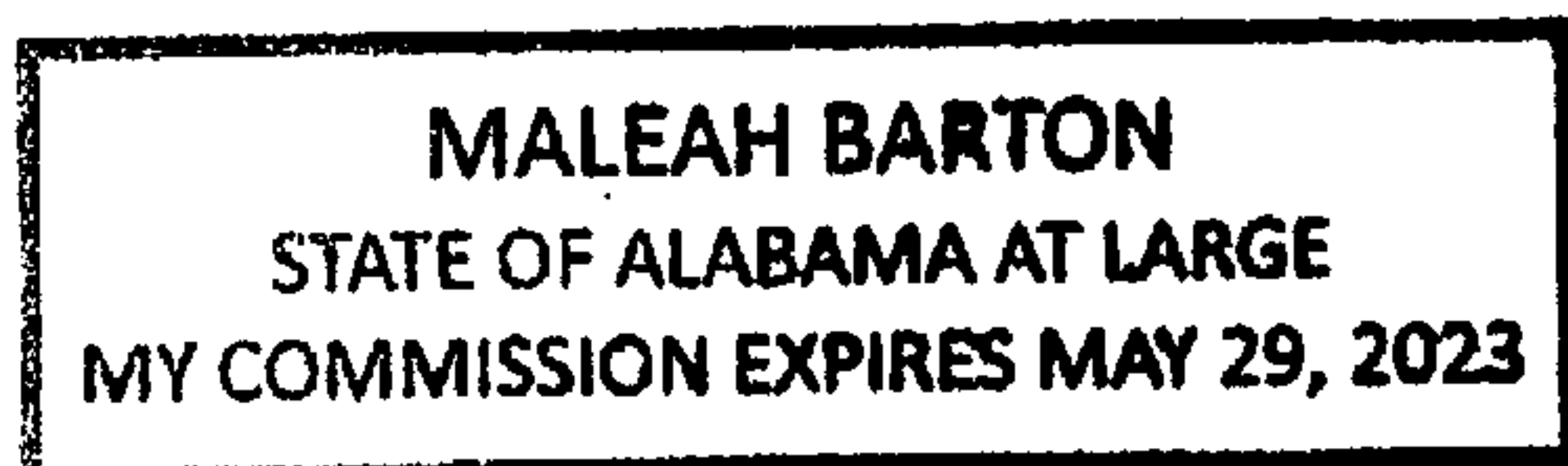
IN WITNESS WHEREOF, Grantor, Donna Marie Bruno, as Successor Trustee of the Anthony Bruno Revocable Trust, dated July 14, 1992 as last amended and restated June 28, 2013, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 13th day of November, 2019.



Donna Marie Bruno, as Successor Trustee

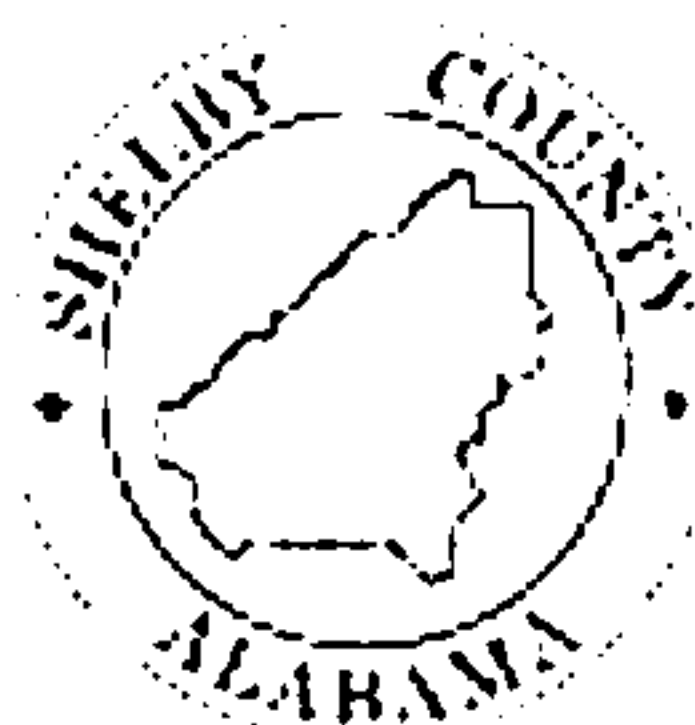
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Marie Bruno, as Successor Trustee of the Anthony Bruno Revocable Trust, dated July 14, 1992 as last amended and restated June 28, 2013, 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 Successor Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this the 13th 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 02:32:10 PM
\$26.00 CHARITY
20191120000433040

