

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

20191120000433050
11/20/2019 02:32:11 PM
DEEDS 1/6

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, RAM – Helena Development Partners, LLC, an Alabama limited liability company (hereinafter referred to as “Grantor”), does hereby grant, bargain, sell and convey unto Joel Dana Henderson, Dennis Charles Henderson and Edward Lee Henderson, as tenants-in-common (hereinafter collectively referred to as “Grantees”), their respective heirs and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit (“Property”):

A parcel in the Southeast Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of said Quarter-Quarter Section and run North 88° 20' 00" East along the South line of said Quarter-Quarter Section for 296.12 feet, thence North 88° 01' 35" East along said South line for 38.20 feet, thence North 88° 14' 20" East along said South line for 49.54 feet to the Point of Beginning. Thence continue North 88° 14' 20" East along said South line for 0.46 feet, thence North 88° 15' 10" East along said South line for 216.26 feet, thence North 88° 16' 10" East along said South line for 111.68 feet, thence North 88° 24' 45" East along said South line for 80.94 feet, thence North 02° 27' 15" West for 30.00 feet, thence South 88° 24' 45" West for 80.52 feet, thence South 88° 16' 10" West for 111.72 feet, thence South 88° 15' 10" West for 201.01 feet, thence South 35° 14' 05" West for 12.02 feet to the P.C. of a curve to the left (Radius = 44.42', Delta = 28° 48' 17", Chord = South 20° 49' 55" West, 22.10 feet), thence run in a Southwesterly direction along the arc of said curve for 22.33 feet to the Point of Beginning. The above containing 0.28 acres, 12,092 square feet.

TOGETHER WITH a non-exclusive, perpetual and continuous easement appurtenant to the Property for unobstructed pedestrian and vehicular ingress and egress (but no parking rights), on, over across and through that portion of Grantor’s property described on Exhibit “A” attached hereto (“Lot 5 Easement Area”). PROVIDED; HOWEVER, Grantor intends to have the Lot 5 Easement Area dedicated to and accepted by the City of Helena, Alabama (“City”), as a public road and maintained by the City. In the event the Lot 5 Easement Area is properly dedicated and accepted by the City, the easement granted to Grantees herein, shall immediately terminate in its entirety and be of no further force and effect.

AND TOGETHER WITH a **restriction** hereby imposed on Grantor’s remaining property situated North and South of and abutting the Property, which restriction prohibits placing or otherwise constructing any permanent building structures closer than ten (10) feet to the boundary lines of the Property.

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

HOWEVER, GRANTOR HEREBY RESERVES unto Grantor, its successors and/or assigns in ownership of the property described on Exhibit “B” attached hereto (“Grantor’s

Benefitted Property”) a non-exclusive, perpetual and continuous utility and drainage easement over, upon, across and through the Property for installation, construction, maintenance, use, repair, replacement and removal of utilities and drainage facilities.

This conveyance is made subject to existing easements, covenants, restrictions, reservations, setback lines and rights-of-way, if any, appearing of record in the Office of the Judge of Probate of Shelby County, Alabama affecting the above-described property, matters of survey and ad valorem taxes for the current and subsequent years.

For ad valorem tax purposes only, the mailing address of Grantees is _____.

TO HAVE AND TO HOLD, the Property, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEES, their respective heirs and assigns FOREVER.

[EXECUTION ON FOLLOWING PAGE]

HEREBY GIVE AN OPINION WITH RESPECT THERETO.

EXHIBIT "A"

TO STATUTORY WARRANTY DEED

[LOT 5 EASEMENT AREA]

TRACT FIVE

A parcel in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter of Section 21, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section and run North 88° 20' 00" East along the South line of said Quarter-Quarter Section for 296.12 feet, thence North 88° 01' 35" East along said South line for 38.20 feet to the Point of Beginning. Thence South 01° 48' 05" East for 300.17 feet to the North right-of-way of Wyndham Parkway, thence North 88° 12' 30" East for 49.08 feet, thence (leaving right-of-way) run North 01° 48' 10" West for 293.79 feet to the P.C. of a curve to the right (Radius = 44.42', Delta = 37° 02' 11", Chord = North 16° 42' 55" East, 28.21 feet), thence run in a Northeasterly direction along the arc of said curve for 28.71 feet, thence North 35° 14' 05" East for 88.41 feet to the P.C. of a curve to the left (Radius = 15.58', Delta = 90° 00' 54", Chord = North 09° 46' 25" West, 22.04 feet), thence run in a Northwesterly direction along the arc of said curve for 24.48 feet, thence North 54° 46' 50" West for 20.09 feet to the P.C. of a curve to the right (Radius = 19.42', Delta = 90° 00' 54", Chord = North 09° 46' 25" West, 27.46 feet), thence run in a Northwesterly direction along the arc of said curve for 30.50 feet, thence North 35° 14' 05" East for 147.72 feet, thence North 54° 45' 55" West for 297.06 feet to a point on the Southeasterly right-of-way of Helena Road (Alabama Highway 261), thence South 35° 23' 10" West along said right-of-way for 82.65 feet to the P.C. of a curve to the right (Radius = 44.42', Delta = 46° 06' 41", Chord = South 85° 30' 25" East, 34.79 feet), thence run in a Southeasterly direction along the arc of said curve for 35.75 feet, thence with a reverse curve to the left (Radius = 191.58', Delta = 12° 18' 55", Chord = South 68° 36' 30" East, 41.10 feet), thence run in a Southeasterly direction along the arc of said curve for 41.18 feet, thence South 74° 45' 55" East for 4.06 feet to the P.C. of a curve to the right (Radius = 24.42', Delta = 20° 00' 00", Chord = South 64° 45' 55" East, 8.48 feet), thence run in a Southeasterly direction along the arc of said curve for 8.52 feet, thence South 54° 45' 55" East for 148.73 feet to the P.C. of a curve to the right (Radius = 20.00', Delta = 90° 00' 00", Chord = South 09° 45' 55" East, 28.28 feet), thence run in a Southeasterly direction along the arc of said curve for 31.42 feet, thence South 35° 14' 05" West for 87.00 feet to the P.C. of a curve to the right (Radius = 20.00', Delta = 89° 59' 06", Chord = South 80° 13' 35" West, 28.28 feet), thence run in a Southwesterly direction along the arc of said curve for 31.41 feet, thence North 54° 46' 50" West for 127.64 feet to the P.C. of a curve to the right (Radius = 9.00', Delta = 93° 42' 58", Chord = South 78° 21' 40" West, 13.13 feet), thence run in a Southwesterly direction along the arc of said curve for 14.72' feet, thence North 54° 46' 50" West for 60.05 feet, to the P.C. of a curve to the left (Radius = 70.58', Delta = 29° 47' 46", Chord = North 77° 03' 00" West, 36.29 feet), thence run in a Northwesterly direction along the arc of said curve for 36.71 feet to a point on the Southeasterly right-of-way of Helena Road, said point being a P.O.C. on a curve to the left (Radius = 1596.76', Delta = 01° 24' 34", Chord = South 32° 52' 20" West, 39.28 feet), thence run in a Southwesterly direction along the arc of said curve for 39.28 feet to the P.C. of a curve to the right (Radius = 44.42', Delta = 67° 29' 41", Chord = South 88° 31' 40" East, 49.35 feet), thence run in a Southeasterly direction along the arc of said curve for 52.32 feet, thence South 54° 46' 50" East for 247.70 feet to the P.C. of a curve to the right (Radius = 14.42', Delta = 90° 00' 54", Chord = South 09° 46' 25" East, 20.39 feet), thence run in a Southeasterly direction along the arc of said curve for 22.65 feet, thence South 35° 14' 05" West for 42.40 feet to the P.C. of a curve to the left (Radius = 91.58', Delta = 33° 01' 59", Chord = South 18° 43' 05" West, 52.07 feet), thence run in a Southwesterly direction along the arc of said curve for 52.80 feet, thence South 88° 14' 20" West for 2.14 feet to the Point of Beginning, The above containing 1.24 acres, 53,986 square feet.

TO STATUTORY WARRANTY DEED

[GRANTOR'S BENEFITTED PROPERTY]

Lots 1, 2, 3, 5 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.

Lots 4-A and 4-B, 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.

A Tract of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and known as part of Lot 24, Block 2, Mullins Addition to Helena Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows: Commence at the Southeast corner of said Southeast 1/4 of Northeast 1/4; thence in a westerly direction along the south line thereof a distance of 516.0 feet to the point of beginning; thence continue west along said south line a distance of 497.24 feet to the Southwest corner of said Lot 24; thence an angle right of 126 deg. 46 min. 30 sec. and run in a northeasterly direction along the northwest line of Lot 24, a distance of 529.51 feet; thence an angle right of 53 deg. 28 min. 40 sec. and run in an easterly direction along the north line of Lot 24, a distance of 174.88 feet; thence an angle of 89 deg. 01 min. 20 sec. and run in a southerly direction a distance of 423.40 feet to the point of beginning on the south line of said 1/4-1/4 section; being situated in Shelby County, Alabama.

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.

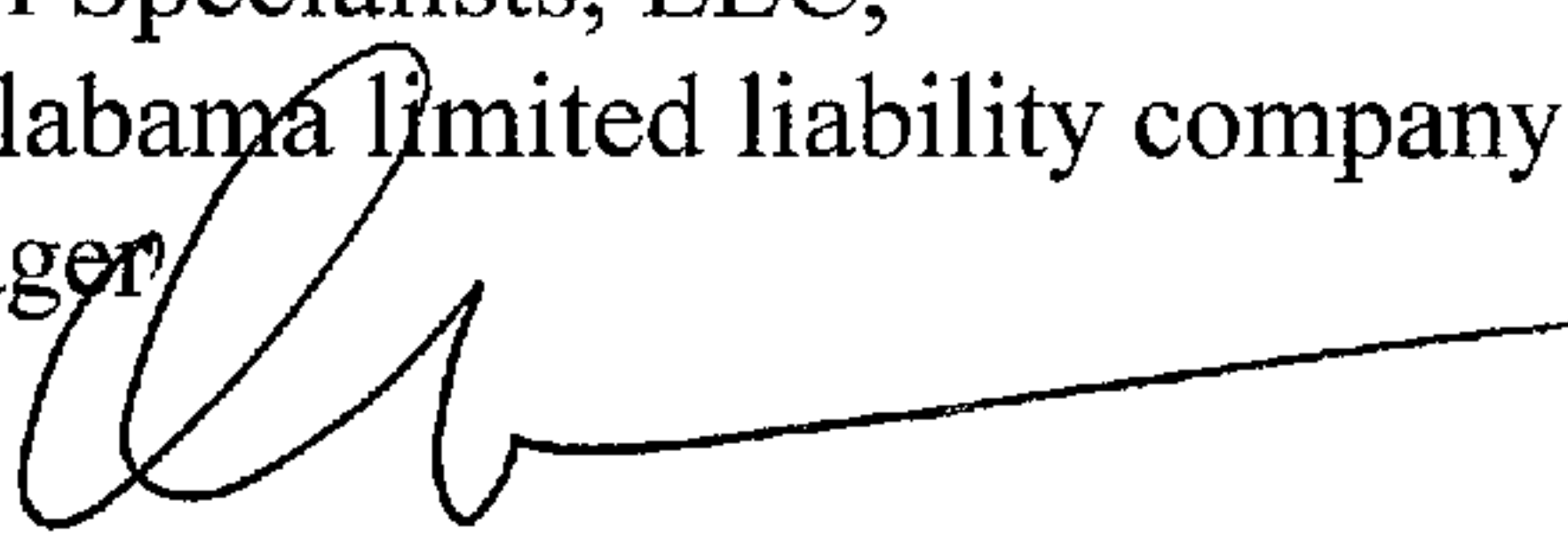
The West 50 feet of Lot 2, according to the Survey of Big B Addition to Helena, as recorded in Map Book 21, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned, has caused this instrument to be executed by its duly authorized Manager, with full authority, on this 12 day of November, 2019.

RAM – Helena Development Partners, LLC,
an Alabama limited liability company

By: Retail Specialists, LLC,
an Alabama limited liability company

Its: Manager

By: 

Print Name: Robert R. Jolly, Jr.

Its: CEO

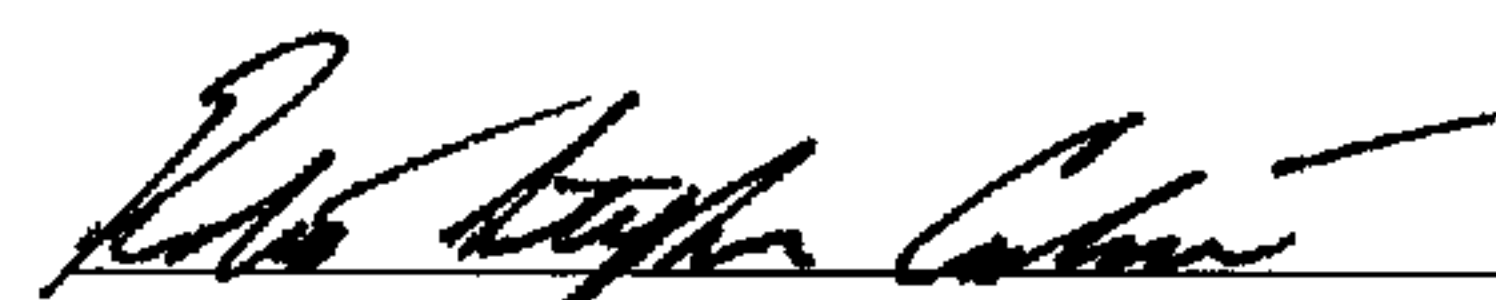
STATE OF ALABAMA)

COUNTY OF Shelby)

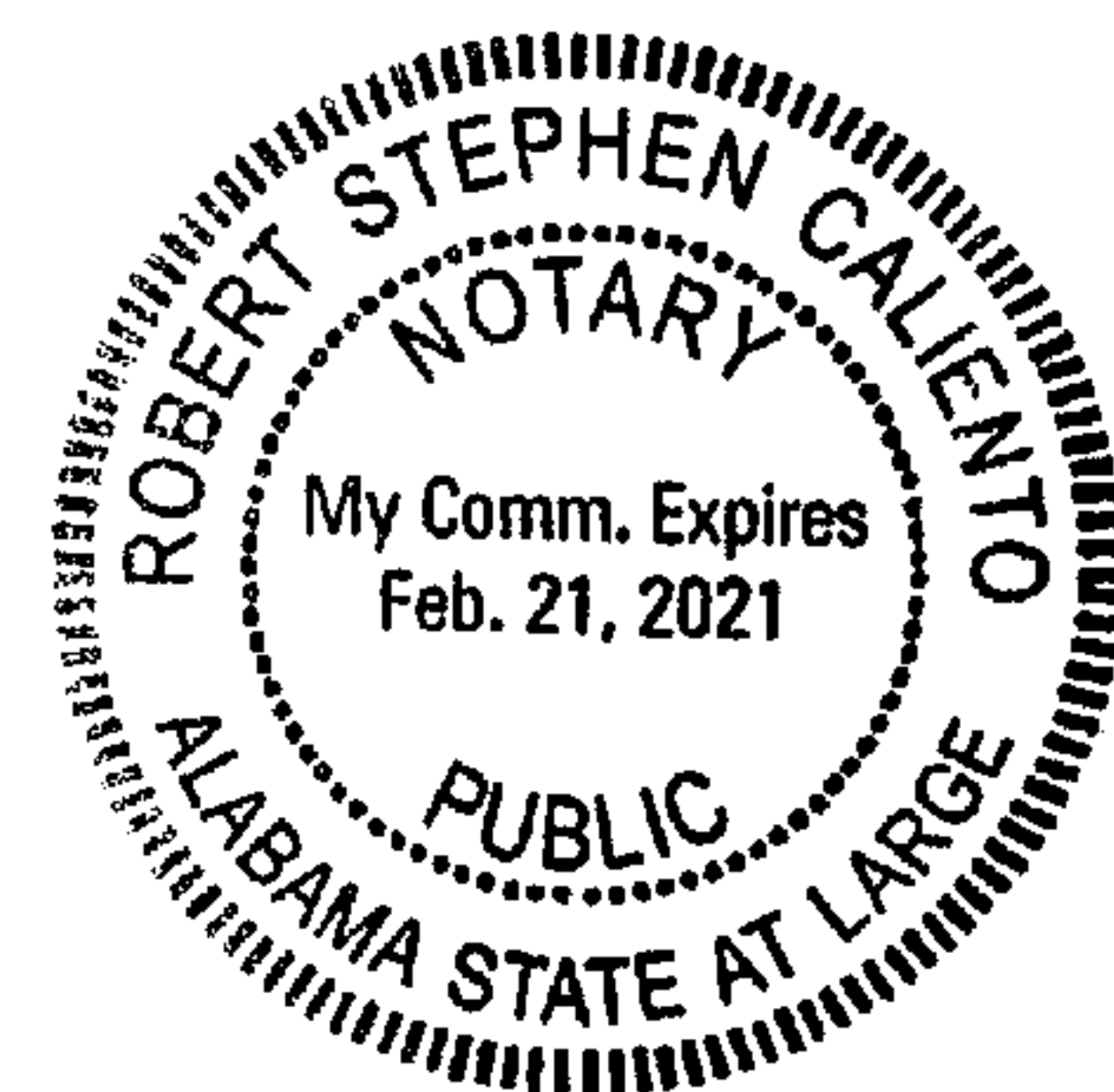
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Jolly, Jr., whose name as CEO of Retail Specialists, LLC, an Alabama limited liability company, acting as Manager of RAM – Helena Development Partners, LLC, an Alabama limited liability company, is 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 instrument, he, as such CEO and with full authority, executed the same voluntarily for and as the act of said Retail Specialists, LLC acting as Manager of said RAM – Helena Development Partners, LLC.

Given under my hand this 12 day of November, 2019.

(SEAL)


Notary Public
My Commission Expires: 2-21-2021

This instrument was prepared by:
J. Ladd Davis, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
(334) 206-3100
RSJ&G File No. 1077-0003



NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT

Real Estate Sales Validation Form

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

Grantor's Name RAM - HELENA DEVELOPMENT PARTNERS, LLC
 Mailing Address 2200 Magnolia Avenue South
 Suite 100
 Birmingham, AL 35205

Grantee's Name Joel Dana Henderson, Dennis Charles Henderson & Edward Lee Henderson
 Mailing Address 2120 Aaron Road
 Pelham, AL 35124

Property Address Vacant Land - Calera, AL
 Portion of Tax Parcel No. 13-5-21-1-001-018.001

Date of Sale November __, 2019

Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 5,309.95 (approx 0.085% of parent parcel 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
☐ Closing Statement
☒ Appraisal
☒ Other Tax Records

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 _____

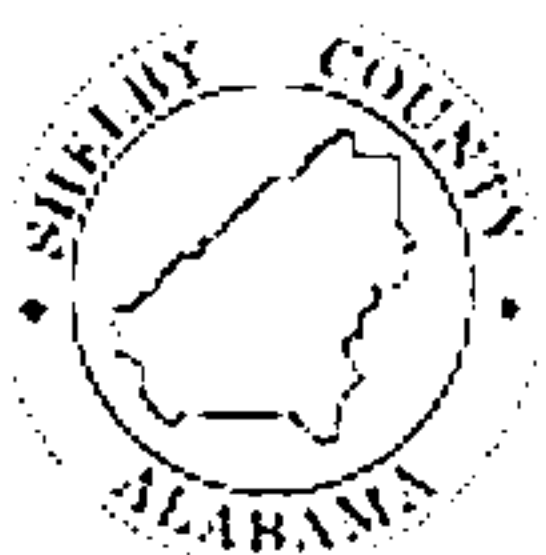
Print _____

Unattested _____

Sign _____

(verified by)

(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 02:32:11 PM
 \$43.50 CHARITY
 20191120000433050

Allen S. Boyd

Form RT-1