

20200528000213270
05/28/2020 10:38:42 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Rosemarie Dennis, a single woman**, (herein referred to as grantors), grant, bargain, sell and convey unto **RMD Investments, LLC**, (herein referred to as grantee), the following described real estate situated in **SHELBY** County, Alabama, to wit:

See Attached Exhibit "A" for Legal Description

For ad valorem tax purposes only, the address to the above described property is 115 Cedar Cove Lane, Pelham, AL 35124.

To Have and to Hold to the said grantee, their assigns forever.

This document was prepared by David C. Jamieson as Scrivener only. David C. Jamieson makes no representation as to the sufficiency or status of title for the above described property.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

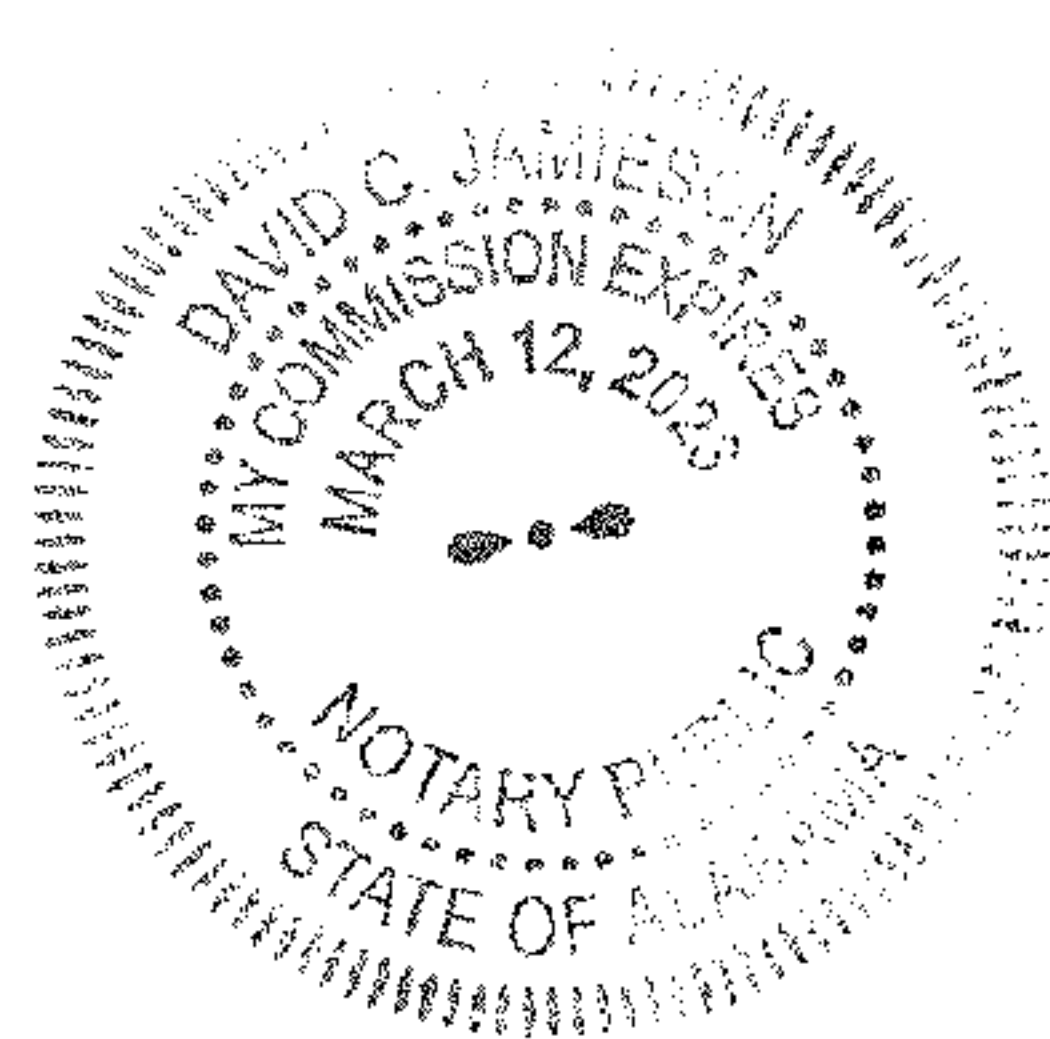
In Witness Whereof, I have hereunto set my hand and seal this 27th day of May, 2020.

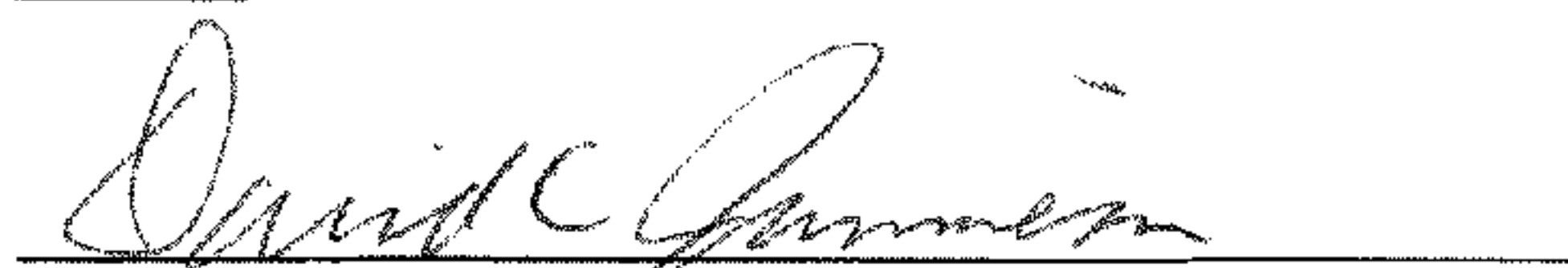

Rosemarie Dennis

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Rosemarie Dennis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of May, 2020.




NOTARY PUBLIC

My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

EXHIBIT "A"

Lot 17, Block 1, according to Brookfield Subdivision, Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

Less and except:

Part of Lot 17, Block 1, of Brookfield, Second Sector, as recorded in Map Book 6, Page 16 in the Office of the Judge of Probate, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said Lot 17 (Northeast corner of Lot 18); thence run Northwest along the common line of Lots 17 and 18 a distance of 135.1 feet to a point .3 feet Northwest of a chain link fence corner; thence turn right 95 degrees 29 minutes 39 seconds and run Northeast a distance of 115.28 feet to a point .3 feet Northwest of a chain link fence corner on the Northeast line of Lot 17; thence turn right 103 degrees 32 minutes 21 seconds and run Southeast 143.3 feet along the common line of Lots 17 and 16 to the Southeast corner of Lot 17 said point being on the right of way of David Drive, on a counter-clockwise curve having a delta angle of 19 degrees 02 minutes and a radius of 208.68 feet; thence run Southwest 69.29 feet along the arc of said right of way curve to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Rosemarie Dennis
 Mailing Address 117 Cedar Cove Lane
Pelham, AL 35124

Grantee's Name RMD Investments, LLC
 Mailing Address 117 Cedar Cove Lane
Pelham, AL 35124

Property Address 115 Cedar Cove Lane
Pelham, AL 35124

Date of Sale 05/27/2020
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 70,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/28/2020 10:38:42 AM
 \$98.00 CHERRY
 20200528000213270

Alvin S. Boyd

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
 X Other **Moving property to an LLC**

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 Leanne G. Ward

 Unattested

Sign *Leanne G. Ward*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)