

This Instrument was Prepared by:

Send Tax Notice To: Helena Investment, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-26975

2244 Sterlingwood Dr
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Wilkins Properties, L.L.C.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Helena Investment, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$288,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Vicki P. Wilkins, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of March, 2021.

WILKINS PROPERTIES, L.L.C.

Vicki P. Wilkins

Vicki P. Wilkins
Managing Member

State of Alabama

County of Baldwin

I, Pamela Kay Gilliam, a Notary Public in and for said County in said State, hereby certify that Vicki P. Wilkins, Managing Member of Wilkins Properties, L.L.C. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2021

Pamela Kay Gilliam

Notary Public, State of Alabama

Pamela Kay Gilliam

My Commission Expires: 10.21.24

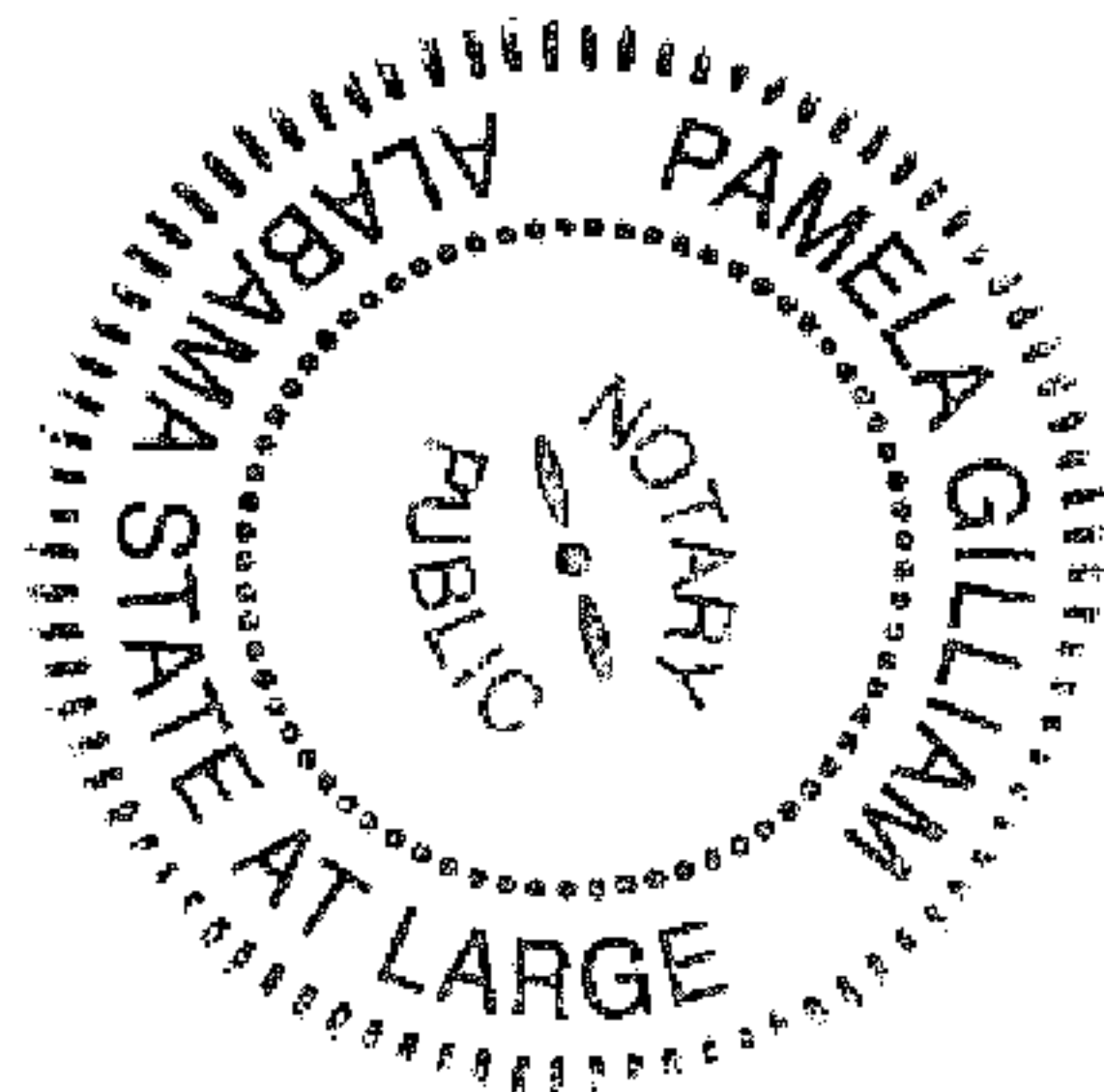


EXHIBIT "A"
LEGAL DESCRIPTION

AS-SURVEYED DESCRIPTION:

A portion of Lot 8, Block 3, & a portion of Third Avenue, according to Squire's Map of the Town of Helena, Alabama as shown in Map Book 3, Page 121 and 121-A, Office of Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

COMMENCE at a capped rebar found stamped "AMOS COREY PLS 10550LS" being the NW corner of Lot 1, Block 15 as recorded in Inst. No. 20141204000381700 and also being a point lying on the South boundary of Third Avenue; thence run East along the North line of said Lot 1 and Third Avenue a distance of 85.60 feet to a point on the West boundary of Helena Road (Main Street); thence turn $82^{\circ} 11' 39''$ left and run in a northerly direction a distance of 25.02 feet to the POINT OF BEGINNING, thence turn an interior angle to the right of $178^{\circ} 52' 57''$ and run in a northerly direction along the western right of way of Helena Road for a distance of 91.47 feet to a point, thence turn an interior angle to the right of $87^{\circ} 17' 15''$ and run in a westerly direction for a distance of 100.35 feet to a point on the eastern right of way of Second Street, thence turn an interior angle to the right of $88^{\circ} 21' 04''$ and run in a southerly direction along said right of way for a distance of 104.00 feet to a point, thence turn an interior angle of $93^{\circ} 21' 24''$ and run in a easterly direction for a distance of 92.35 feet to the point of beginning

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Wilkins Properties, L.L.C.</u>	Grantee's Name	<u>Helena Investment, LLC</u>
Mailing Address	<u>16393 Bon Bay Drive</u> <u>Gulf Shores AL 36542</u>	Mailing Address	<u>2244 Sterlingwood Dr</u> <u>Birmingham AL 35243</u>
Property Address	<u>3745 Helena Rd.</u> <u>Helena, AL 35080</u>	Date of Sale	<u>March 24, 2021</u>
		Total Purchase Price	<u>\$315,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 March 22, 2021

Print Wilkins Properties, L.L.C.

☒ Unattested

Sign

W. P. Wilkins

(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
03/26/2021 11:24:21 AM
\$343.00 CHERRY
20210326000152250

Allen S. Boyd

Form RT-1