

This instrument was prepared by:
Halbrooks & Allen, LLC
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Emerio Properties, LLC
100 Lockerbie Lane
Mountain Brook, AL 35223
Property Address: 405-535 Helena Market Place
Helena, AL 35080

Corporation Form Warranty Deed
STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million Seven Hundred Eighty-Four Thousand
and No/100 --- (\$1,784,000.00) Dollars
(as evidenced by closing statement)
the undersigned grantor, Helena Properties, LLC, a limited liability company
(whose address is: P. O. Box 360177, Hoover, AL 35236)
(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 Emerio Properties, LLC
(whose address is: 100 Lockerbie Lane, Mountain Brook, AL 35223)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Helena Marketplace Phase II, as recorded in
Map Book 27, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

Declaration of Covenants and Easements including the subject Lot 2, appearing of record
in Instrument #1997-37151; and amended in Instrument #2001-12331.
Right of way for Shelby County Road 17 granted to Shelby County as recorded in Deed
Book 154, Page 384.
Easement for Alabama Power Company recorded in Real 1, Page 332 and Real 142, Page
221.
Easement to the Town of Helena recorded in Deed Book 305, Pages 394, 396, 398, 400
and 402.
Drainage Easement condemned by the State of Alabama as recorded in Real 249, Page
370 and Real 226, Page 869.
Boundry lines and set back lines as shown on that Plat of Helena Marketplace Phase II, as
recorded in Map Book 27, Page 145.
Rights of interested parties under outstanding unrecorded leases.

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, and that it will, and its successors and assigns shall, warrant and defend the
same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the
lawful claims of all persons.
In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute
this conveyance, hereto set its signature and seal, this the 7th day of July, 2021.

ATTEST:

Helena Properties, LLC
By: Donna Bruno
Donna Bruno, Managing Member
By: Elizabeth Folsom
Elizabeth Folsom, Managing Member

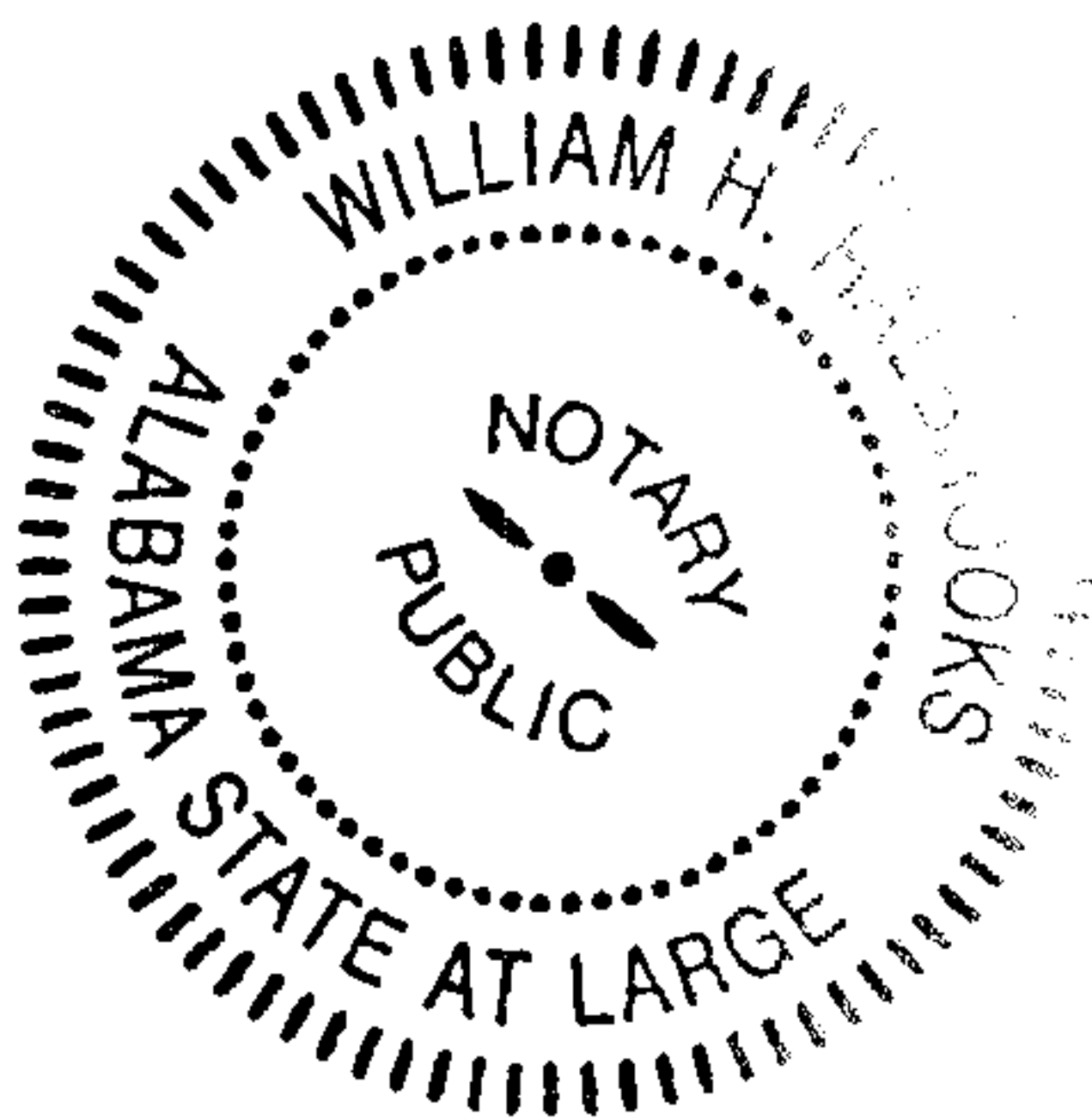
STATE OF ALABAMA)
) Limited Liability Acknowledgment
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Bruno and Elizabeth Folsom whose name(s) as Managing Members for/of Helena Properties, LLC , an Alabama limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such officer(s) and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 7th day of July , 2021.

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 08:13:00 AM
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20210708000330000

Alvin S. Bayl