

20211210000586410
12/10/2021 08:33:22 AM
DEEDS 1/3

Grantor: RKAAA, LLC 2488 Rocky Ridge Road Birmingham, AL 35243 Grantee: CARRA BELLE INVESTMENTS, LLC 7345 Morris Lane McCalla, AL 35111	Property Address: 8707 Helena Road, Pelham, AL 35214 Date of Sale: December 9, 2021 Total Purchase Price: \$200,000.00 Purchase Price Verification: See deed below
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This instrument was prepared by:

Brian R. Walding
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:

CARRA BELLE INVESTMENTS, LLC
7345 Morris Lane
McCalla, AL 35111

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that **RKAAA, LLC**, an Alabama Limited Liability Company (“**Grantor**”) for and in consideration of TWO HUNDRED THOUSAND and 00/100 Dollars (\$200,000.00) and other good and valuable consideration, to Grantor paid by **CARRA BELLE INVESTMENTS, LLC**, an Alabama limited liability company (“**Grantee**”), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:

Lot 4, according to the Survey of Valley Dale Estates, as recorded in Map Book 4 Page 90, in the Probate Office of Shelby County, Alabama.

ALSO, part of Lot 5 of said Valley Dale Estates, described as follows:

Begin at the common corner of Lots 4 and 5 of Valley Dale Estates lying on the Westerly right of way of Helena Road; proceed Northwesterly along the common line of said Lots for a distance of 473.41 feet to the common Westerly corner of said Lots 4 and 5; turn an angle to the right of 177 degrees 59 minutes 34 seconds and proceed for a distance of 349.02 feet; turn an angle to the right of 07 degrees 36 minutes 38 seconds and proceed for a distance of 125.20 feet to the point of beginning.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the year 2022 and subsequent years and not yet due and payable.
- (2) Easement(s), buildings line(s) or right of way(s) as shown by recorded map.
- (3) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the above-described property that would be disclosed by an accurate and complete survey of the same.
- (4) Rights or claims of parties in possession not shown in Public Records.
- (5) Easements, or claims of easement, not shown by Public Records.
- (6) Any lien, right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in Public Records.
- (7) Taxes or special assessments which are not shown as existing in Public Records.
- (8) Any prior reservation or conveyance, together with release of damages, or minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the above-described real property.
- (9) Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135 Page 366 in the Probate Office.
- (10) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 Page 550, Deed Book 197 Page 359 and Deed Book 230 Page 857 in the Probate Office.
- (11) Easement(s) to City of Pelham as shown and recorded in Real 143 Page 382 in Probate Office.

TO HAVE AND TO HOLD unto Grantee and his successors and assigns in fee simple forever.

And said Grantors do for themselves and for their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns, forever against the lawful claims of all persons.

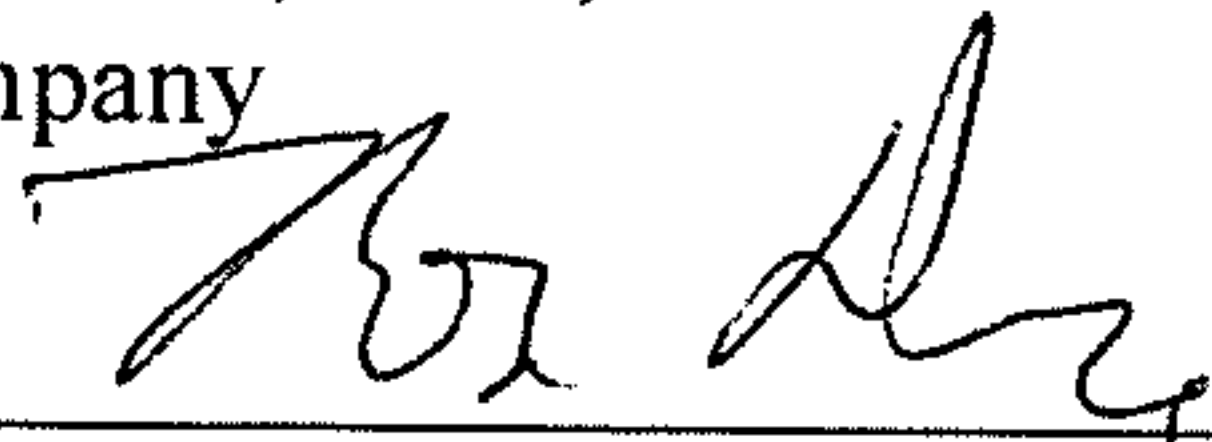
The purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

Given under our hands and seals, this 9th day of DECEMBER, 2021.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

RKAAA, LLC, an Alabama limited liability
company



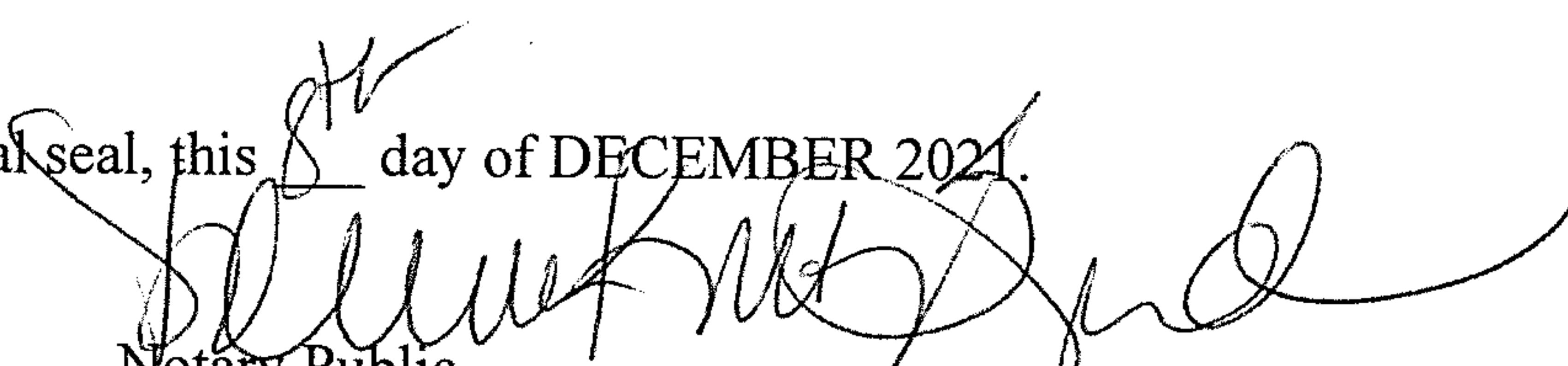
By: ROGELIO (ROGER) DIEGUEZ

Its: Sole Member & Manager

**STATE OF ALABAMA
SHELBY COUNTY**

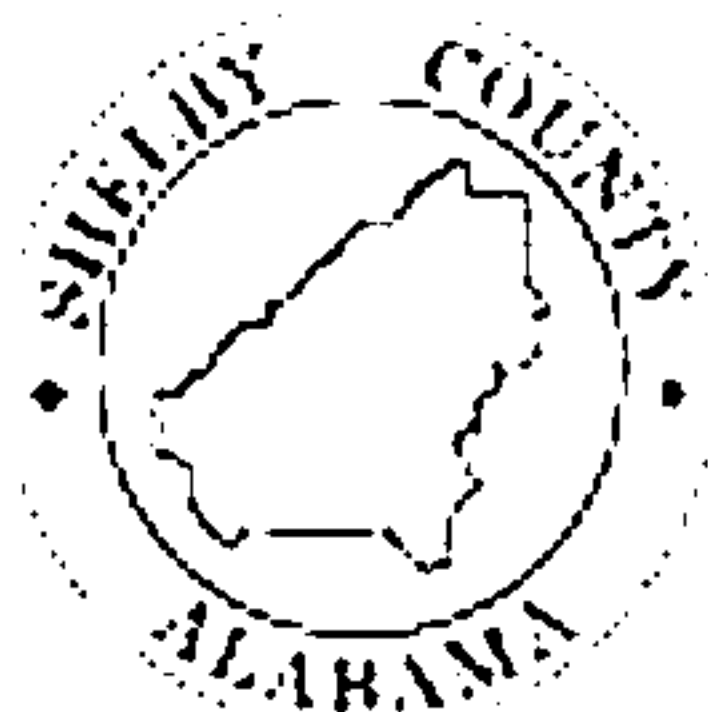
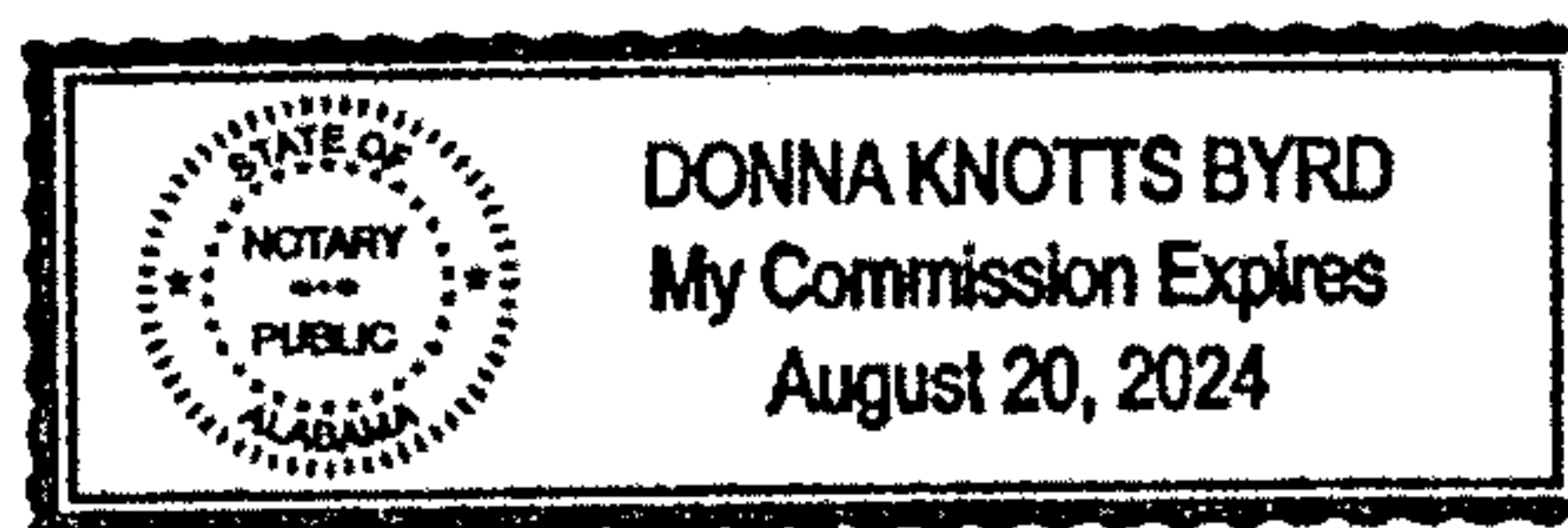
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGELIO (ROGER) DIEGUEZ, whose name as SOLE MEMBER and MANAGER of RKAAA, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, she/he, as such officer of RKAAA, LLC, 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 8th day of DECEMBER 2021.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 08:33:22 AM
\$78.00 CHERRY
20211210000586410

Allen S. Byrd