

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
RMD Investments, LLC
117 Cedar Cove Lane
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rosemarie Domingo Dennis, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RMD Investments, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS

20220810000313190 08/10/2022 03:52:08 PM DEEDS 2/4

INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 10 day of August, 2022.

Rosemarie Domingo Dennis
Rosemarie Domingo Dennis

STATE OF Alabama
Shelf COUNTY

SS: }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rosemarie Domingo Dennis**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of August, 2022.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

20220810000313190 08/10/2022 03:52:08 PM DEEDS 3/4

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 Domingo DennisGrantee's Name RMD Investments, LLCMailing Address 117 Cedar Cove Lane
Pelham, AL 35124Mailing Address 117 Cedar Cove Lane
Pelham, AL 35124Property Address 825 Burning Tree Trail
Alabaster, AL 35007
208 E College St.
Columbiana, AL 35051Date of Sale 8/10, 2022Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$374,190.00

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 Assessor's Market Value - \$374,190.00

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 8/10, 2022☐ Unattested

(verified by)

Sign

Print: Rosemarie Domingo DennisRosemarie Domingo Dennis

(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1

20220810000313190 08/10/2022 03:52:08 PM DEEDS 4/4

EXHIBIT A

Parcel I:

Lot 6, Block 3, according to the Map and Survey of Navajo Hills, First Sector as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the west boundary of said Section for a distance of 1077.90 feet to a point on the South margin of Carter's Lane; thence turn an angle of 98 degrees 53 minutes 22 seconds to the left and run 309.83 feet to a point on the said South margin of Carter's Lane being the point of beginning of the parcel of land herein described; thence turn an angle of 0 degrees 00 minutes 32 seconds to the left and continue along the South margin of said lane for a distance of 55.13 feet to a point; thence turn an angle of 94 degrees 02 minutes 11 seconds to the right and run 419.79 feet to a point on the North margin of East College Street; thence turn an angle of 74 degrees 30 minutes to the right and run along said North margin of East College Street for a distance of 70.50 feet to a point; thence turn an angle of 107 degrees 12 minutes 17 seconds to the right and run 434.95 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West. According to survey of John Gary Ray, RE. & LS. #12295, dated October 22, 1987.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2022 03:52:08 PM
\$405.50 JOANN
20220810000313190

Allen S. Bayl