



20240731000236960 1/3 \$178.00
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:13 AM FILED/CERT

This instrument was prepared by:
Cliff W. Hardy, Jr.
1600 Third Avenue North
Bessemer, Alabama 35020

Send tax notice to:
Carly/Carlos Gonzalez
5203 Roy Drive
Helena, Alabama 35080

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of: **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration the undersigned, **Carly Parker Gonzalez**, a married woman (hereinafter called Grantor), does hereby remise, release, quit claim, grant, sell, and convey unto, **RRAM, LLC**, a business, (hereinafter called Grantee), all of his/her right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Part of Lots 6 and 7, Block 16, of Joseph Squire's Map of the Town of Helena (Alabama), as recorded in Map Book 3, page 121 and 121A in the Office of the Judge of Probate for Shelby County, Alabama; being more particularly described as follows:

Commence and begin at the Southwest corner of Lot 7, Block 16 of SQUIRES MAP OF THE TOWN OF HELENA as recorded in Map Book 3, page 121 and 121 A. in the office of the Judge of Probate of Shelby County. Alabama; thence run Easterly along the South line of said Lot 7 for a distance of 191.55 feet to a point; thence 82 degrees 10 minutes 13 seconds left and run Northerly for a distance of 80.74 feet to a point; thence 97 degrees 49 minutes 47 seconds left and run Westerly parallel with the South line of Lot 7 for a distance of 201.27 feet to a point on the East line of Third Street; thence 89 degrees 05 minutes 00 seconds left and run Southerly along the said East line of Third Street for a distance of 80.0 feet to the point of beginning.

Parcel Tax Id: 13-5-15-3-006.018.000

More commonly known as 198 3rd Street Helena, Alabama 35080

Subject to mineral and mining rights and all rights incident thereto as well as all recorded permits, restrictions, conditions, and limitations, if any of record.

NOTE: This document was prepared without the benefit of a title search and only from information supplied by the Grantee: therefore, the preparer of said document shall not be held liable for any deficiencies of title.

TO HAVE AND TO HOLD to said GRANTEE, his/her heirs and assigns forever, it being the intention of the party to this conveyance. And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise stated above; that we 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of May, 2024.

Shelby County, AL 07/31/2024
State of Alabama
Deed Tax: \$150.00



20240731000236960 2/3 \$178.00
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Carly P. Gonzalez
Carly Parker Gonzalez
Grantor

STATE OF ALABAMA

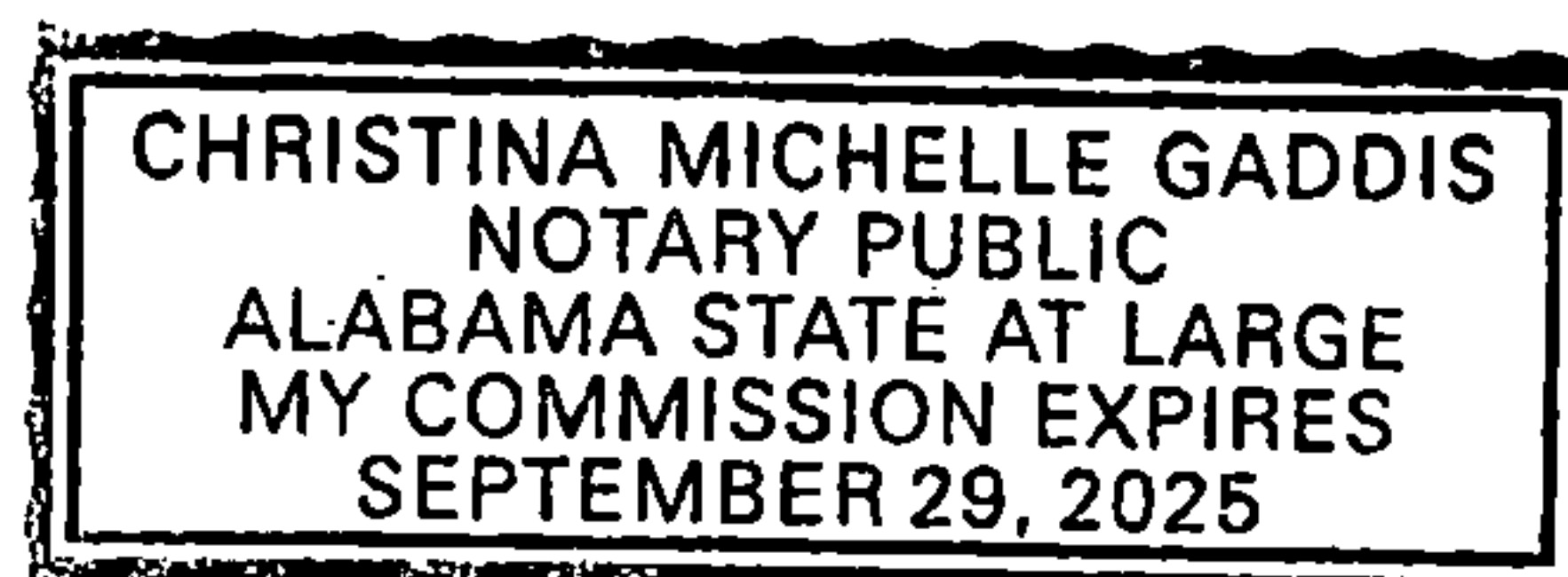
JEFFERSON COUNTY

I, Christina Gaddis, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carly Parker Gonzalez**, 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, he/she executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal this 29 day of May, 2024.

Christina Gaddis
Notary Public

Commission Expires: 9-29-25



Real Estate Sales Validation Form



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

Grantor's Name Carly Parker Gonzalez
Mailing Address 5203 Roy Drive
Helena AL 35080

Grantee's Name RRAM LLC
Mailing Address 5203 Roy Drive
Helena AL 35080

Property Address 198 3rd Street
Helena AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 149,850

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

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 7/31/24

Unattested

(verified by)

Print Carly Parker Gonzalez

Sign Carly Parker Gonzalez

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1