



20240731000236970 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:14 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:

Three parcels of land situated in the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

PARCEL I:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to the Point of Beginning, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet; thence 81°52' right in a Southwesterly direction a distance of 75.76 feet; thence 98°08' right in a Northerly direction a distance of 100.0 feet to the Point of Beginning.

PARCEL II:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to a point, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet to the Point of Beginning; thence continue along last described course a distance of 30.20 feet; thence 90°49'07" right in a Southwesterly direction a distance of 75.05 feet; thence 89°10'28" right in a Northerly direction a distance of 18.40 feet; thence 81°52' right a distance of 75.76 feet to the Point of Beginning.

PARCEL III:

Commence at the NW Corner of the NW 1/4 of Section 22, Township 20 South, Range 3 West, thence S0°00'00"E along West line of said Section 22, a distance of 440.52', thence S80°55'00"E, a distance of 155.00, thence S0°00'00"E, a distance of 118.40 to the POINT OF BEGINNING, thence continue S0°00'00"E, a distance of 64.25, thence S80°55'00"E, a distance of 67.59', thence N9°30'19"E, a distance of 74.74', thence N1°46'37"W, a distance of 130.24', thence S0°2'31 "W, a distance of 130.20, thence N89°7'51 "W, a distance of 75.05 to the POINT OF BEGINNING.

Tax Parcel Id: 13-5-22-2-001-018.001.

More commonly known as 107 Old Tuscaloosa Road Helena, Alabama 35080

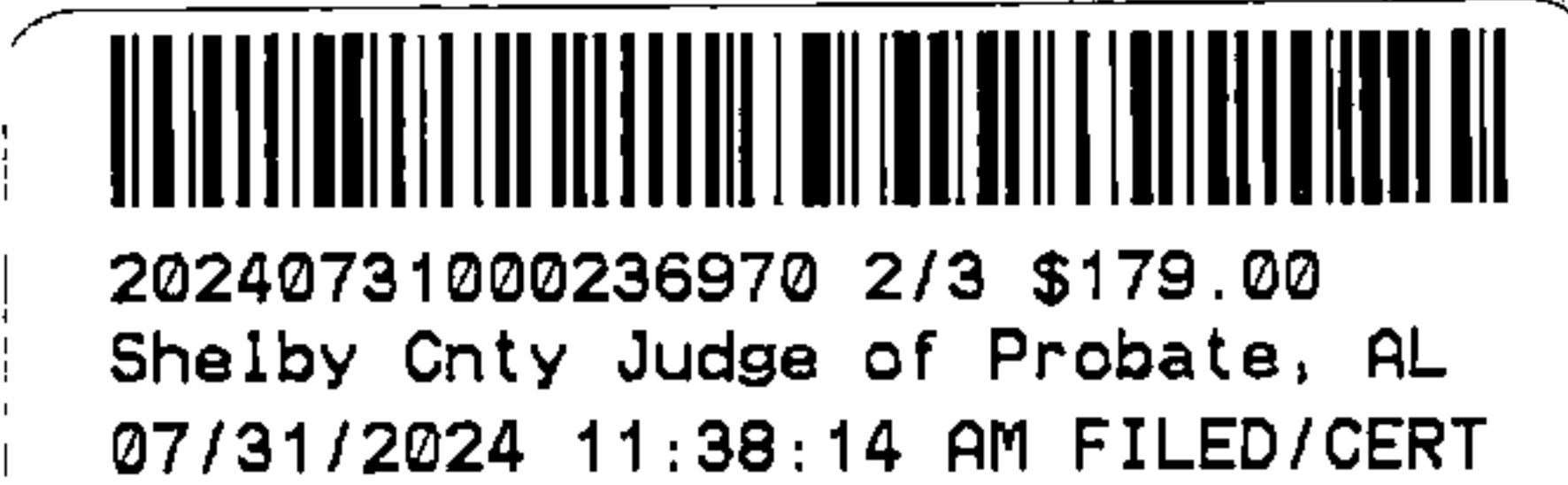
Subject to mineral and mining rights and all rights incident thereto as well as all recorded permits, restrictions, conditions, and limitations, if any of record.

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.

Carly P. Gonzalez
Carly Parker Gonzalez
Grantor



STATE OF ALABAMA

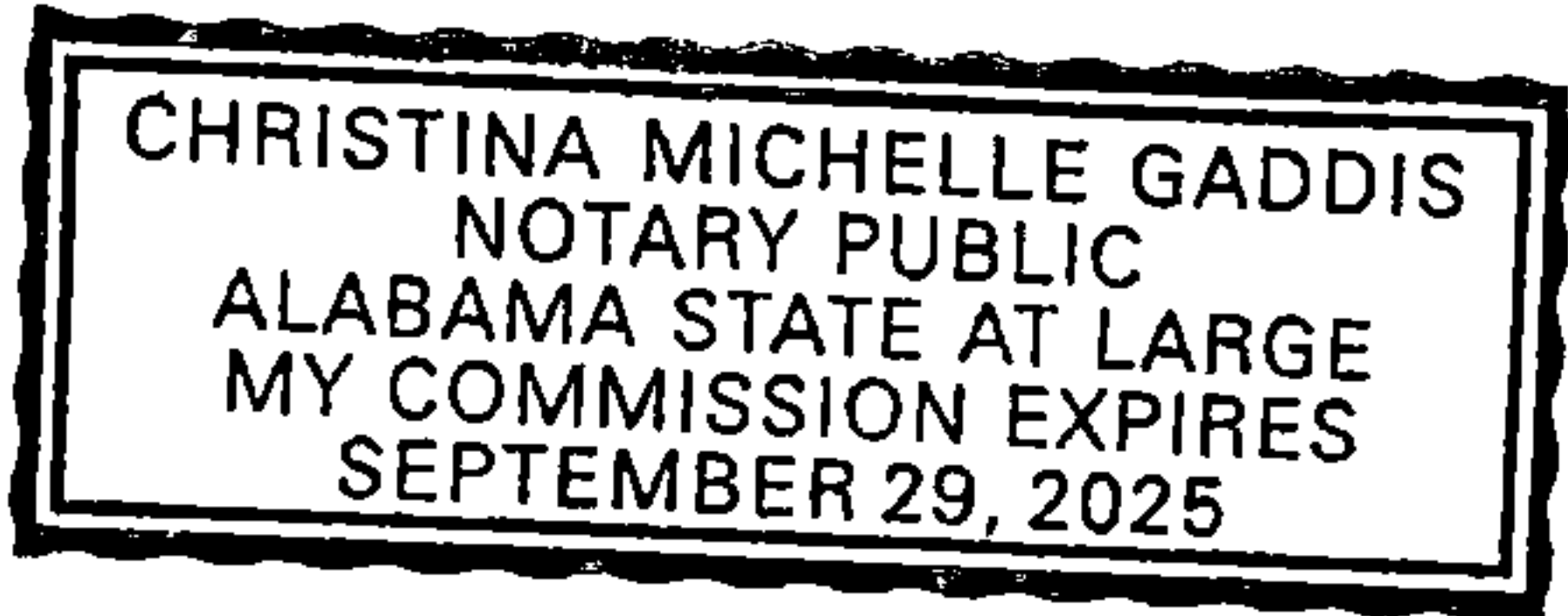
JEFFERSON COUNTY

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

20240731000236970 3/3 \$179.00
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:14 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S.

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 107 Old Tuscaloosa Rd.
Helena AL 35080

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 150,590

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 P. Gonzalez

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1