



20240731000236980 1/3 \$183.50
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:15 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:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right of way line of Smokey Road (70 minutes right of way); thence turn an angle of 9°42'05" to the right and run along said right of way line a distance of 238.54 feet; thence turn an angle of 74°19'50" to the right and run North a distance of 200.57 feet to the point of beginning; thence turn an angle of 80°45'36" to the left and run West a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right of way line of a County Road; thence turn an angle of 78°48'32" to the right and run North along the Eastern right of way line of Said County Road 982.30 feet to an old iron; thence turn an angle of 98°08'18" to the right and run East a distance of 172.70 feet to a point; thence turn an angle of 82°25'39" to the right and run South a distance of 781.28 feet to a point; thence turn an angle of 72°58'17" to the left and run Southeast a distance of 60.51 feet; thence turn an angle of 74°21'25" and run South a distance of 200.79 feet to the point of beginning.

Tax Parcel Id: 23 6 14 4 001 013.000

More commonly known as Robinson Drive Alabaster, Alabama 35007

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



20240731000236980 2/3 \$183.50
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:15 AM FILED/CERT

STATE OF ALABAMA

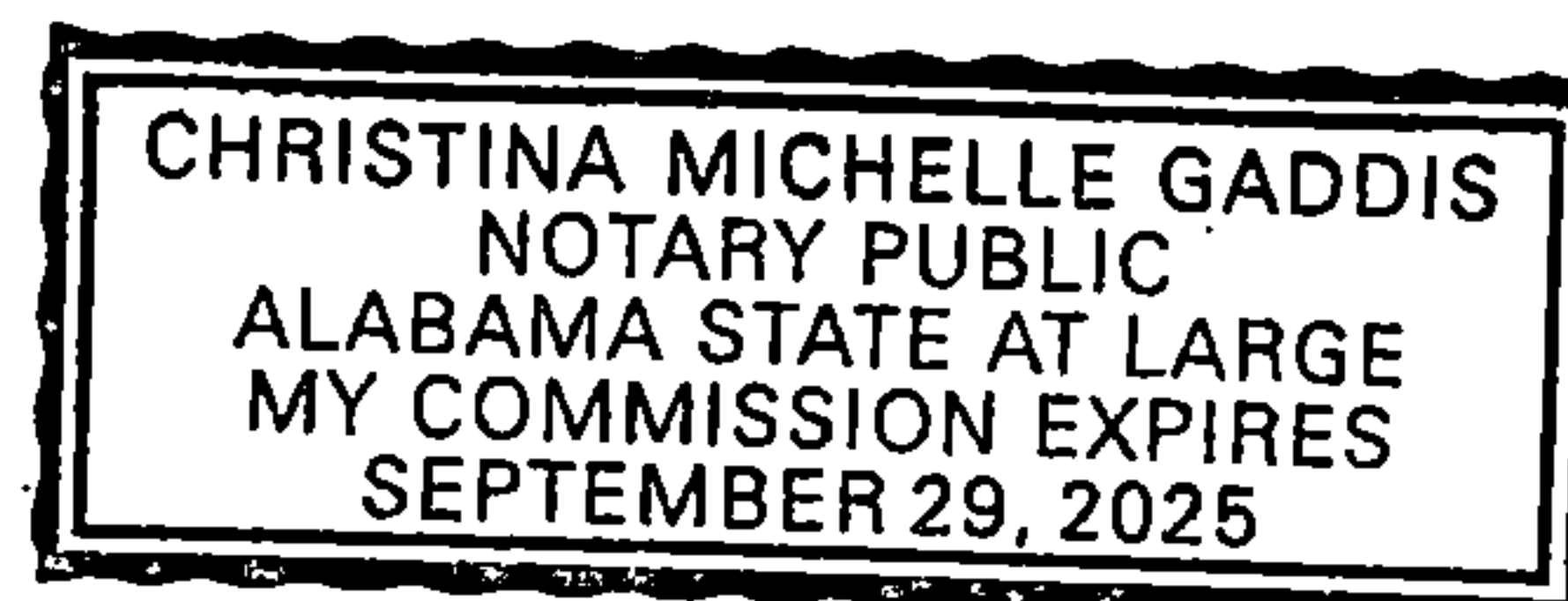
JEFFERSON COUNTY

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





20240731000236980 3/3 \$183.50
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:15 AM FILED/CERT

Real Estate Sales Validation Form

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 Robinson Lane
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,150

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