

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:

A lot or parcel of land in the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, more particularly described as follows:

*Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence N89°34'00"E for a distance of 432.14 feet; thence S22°52'00"E for a distance of 71.11 feet; thence S18°37'22"E for a distance of 216.36 feet to the Point of Beginning; thence S05°39'29"W for a distance of 132.51 feet; thence S23°39'27"W for a distance of 64.70 feet; thence S74°18'00"E for a distance of 221.31 feet to a point on the Northwesternly R.O.W. line of Helena Road, 80' R.O.W.; thence N13°50'39"E and leaving said R.O.W. line for a distance of 194.87 feet; thence N74°21'14"W for a distance of 229.15 feet to the Point of Beginning.
Subject to: All easements, restrictions, and rights of way of record.*

Property conveyed herein being the same property formerly described in that certain deed recorded on December 20, 2016, as Instrument Number 20161220000463990. See Exhibit A for the new survey, previously recorded.

Parcel ID# 13-5-15-2-001-004.000

More commonly known as 4755 Helena 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.



20240731000237020 2/3 \$239.00
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:19 AM FILED/CERT

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

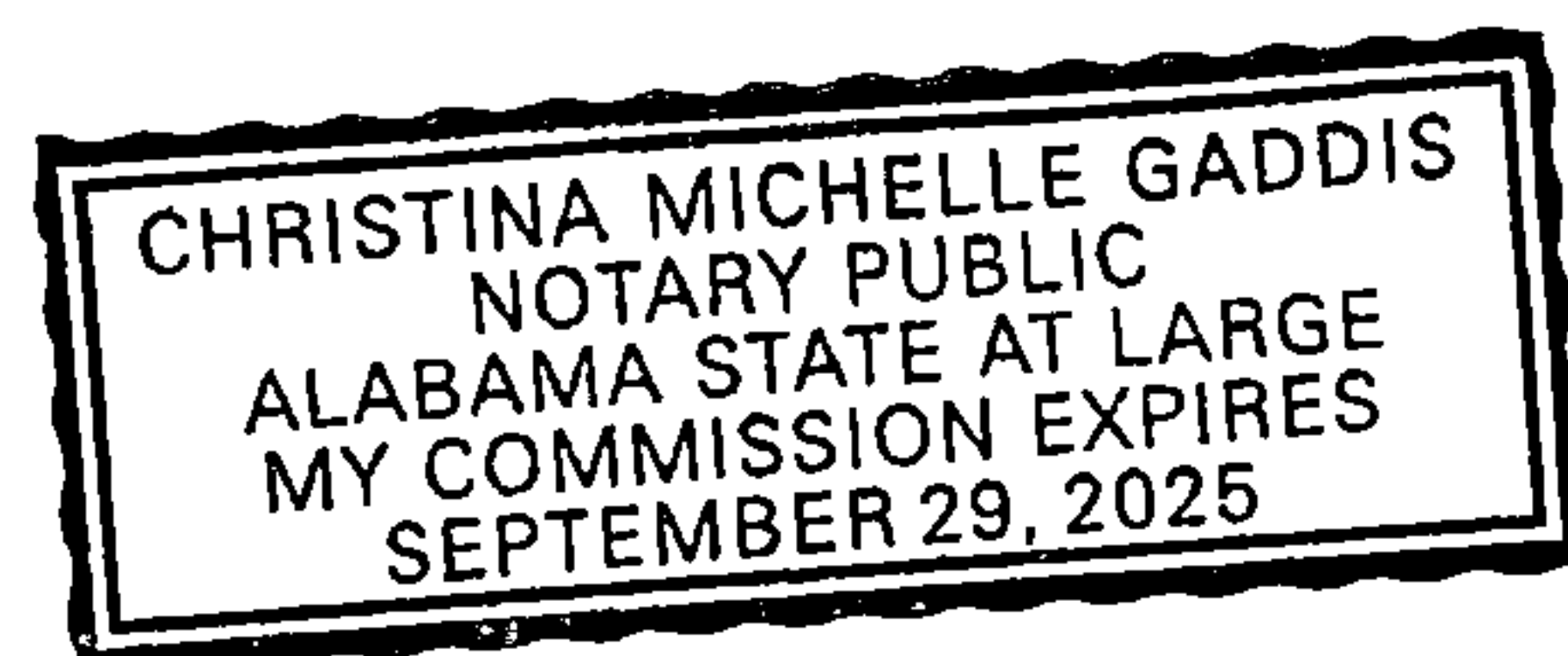
JEFFERSON COUNTY

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





20240731000237020 3/3 \$239.00
Shelby Cnty Judge of Probate, AL
07/31/2024 11:38:19 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 4755 Helena Rd
Helena AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 210,810

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

Print Carly Parker Gonzalez

Sign Carly P. Gonzalez

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one