

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Thomas L. Burns
Jullynn Joy Burns
204 Cambridge Park Drive
Montevallo, AL 35115

STATUTORY WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Fifty-Four Thousand and 00/100 (\$154,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **RC Birmingham, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Thomas L. Burns** and **Jullynn Joy Burns**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Amended Record Map of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2019 and subsequent years which are not yet due and payable; (2) Easements and building lines as shown on recorded Map; (3) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20061212000600990 and any amendments thereto in the Probate Office of Shelby County, Alabama; (4) Right of way granted to Alabama Power Company as set forth in Volume 141, Page 325 and Volume 165, Page 539, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Easement to BellSouth Telecommunications, Inc. d/b/a AT&T Alabama as recorded in Instrument No. 20070817000388930 in the Probate Office of Shelby County, Alabama; (6) Assignment of Declarant Rights relating to the Declaration of Covenants, Conditions and Restrictions for Cambridge Park Subdivision to the City of Montevallo, Alabama as recorded in Instrument No. 20180124000023400.

\$157,311.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by its Manager, Amanda Adcock, who is authorized to execute this conveyance, has hereto set its signature and seal this 25th day of January, 2019.

RC Birmingham, LLC

By: _____

Amanda Adcock
Manager

STATE OF ALABAMA)

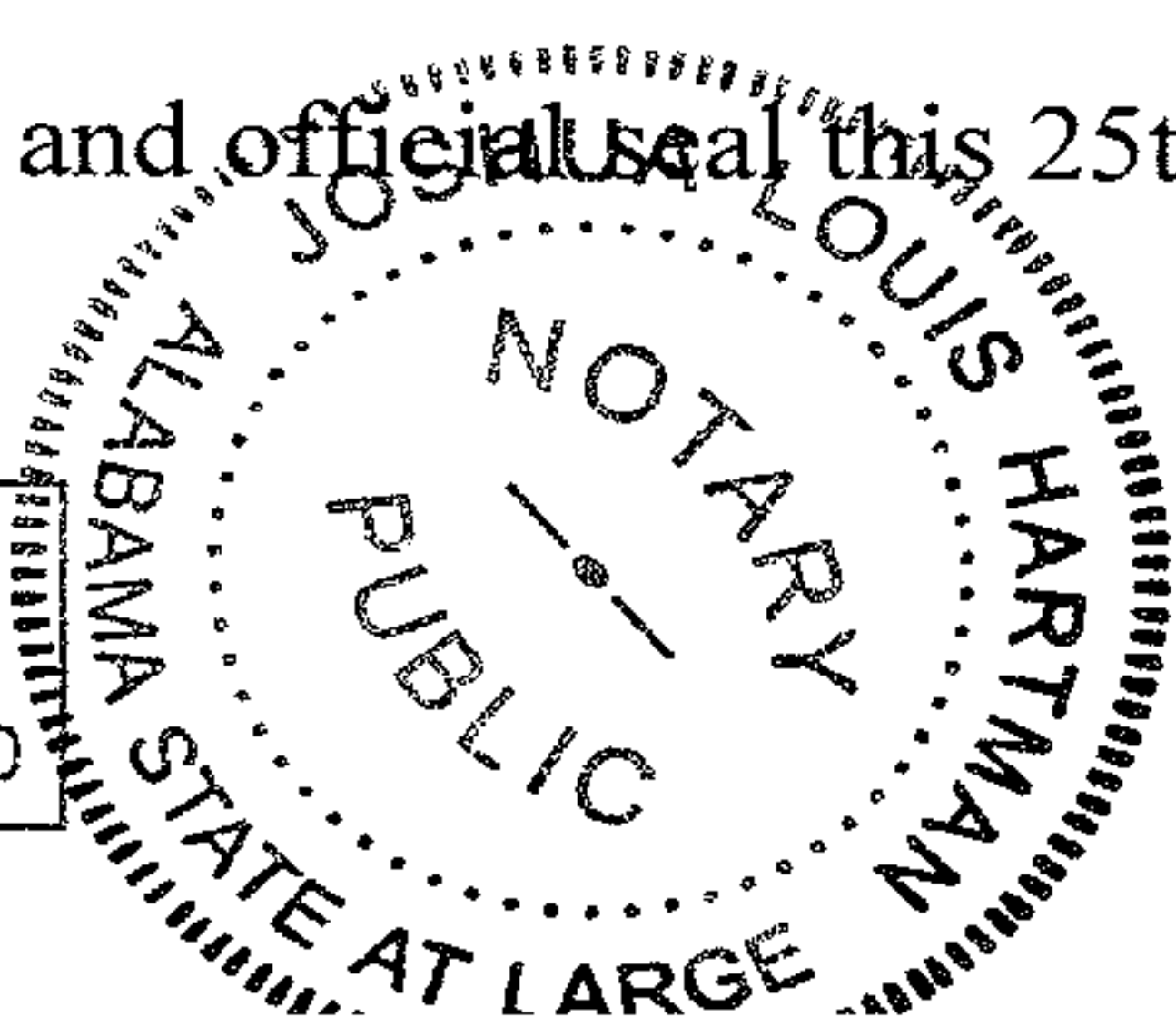
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Adcock**, whose name as Manager of RC Birmingham, LLC, an Alabama limited liability company, 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, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 25th day of January, 2019

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name RC Birmingham, LLC

Mailing Address 1819 5th Avenue N
Birmingham, AL 35203

Grantee's Name Thomas L. Burns
Julynn J. Burns

Mailing Address 204 Cambridge Park Drive
Montevallo, AL 35115

Property Address 204 Cambridge Park Drive
Montevallo, AL 35115

Date of Sale January 25, 2019

Total Purchase Price \$154,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2019 09:17:56 AM
\$19.00 CHERRY
20190129000029570

Allen S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X Closing Statement

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 January 25, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one