

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Christopher Austin Sanders  
532 Margaret Lane  
Calera, AL 35040

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred & No/100  
(\$ 169,900.00) Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama  
limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt  
whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey  
unto Christopher Austin Sanders (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$166,822.00 of the purchase price recited above has been paid by a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the  
delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and  
defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but  
against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, who is authorized to execute this  
conveyance, hereto set its signature and seal, this the 24th day of April, 2019.

RC BIRMINGHAM, LLC

By: \_\_\_\_\_

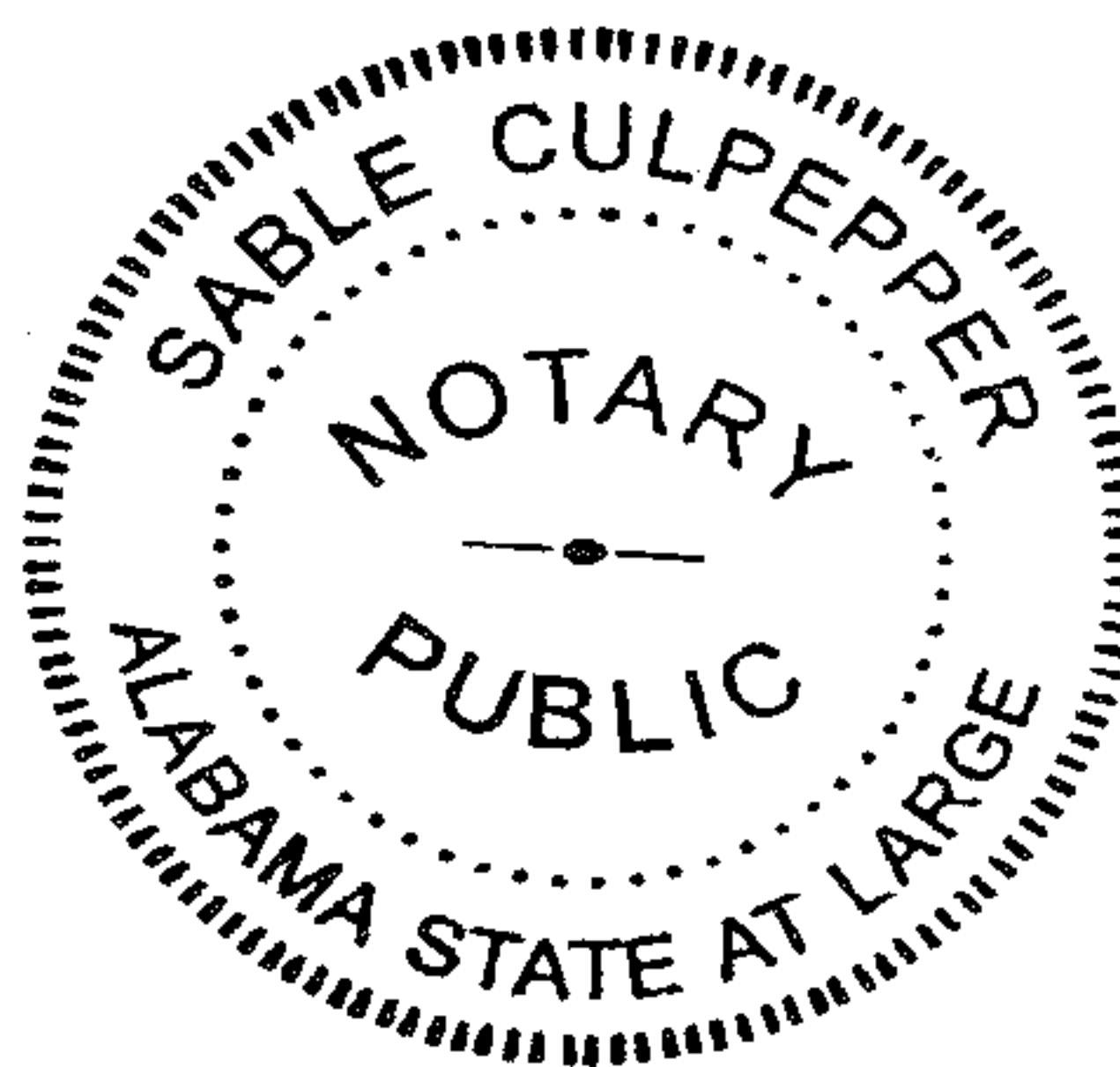
Amanda Adcock

Its: \_\_\_\_\_

Manager

STATE OF ALABAMA )

JEFFERSON COUNTY )

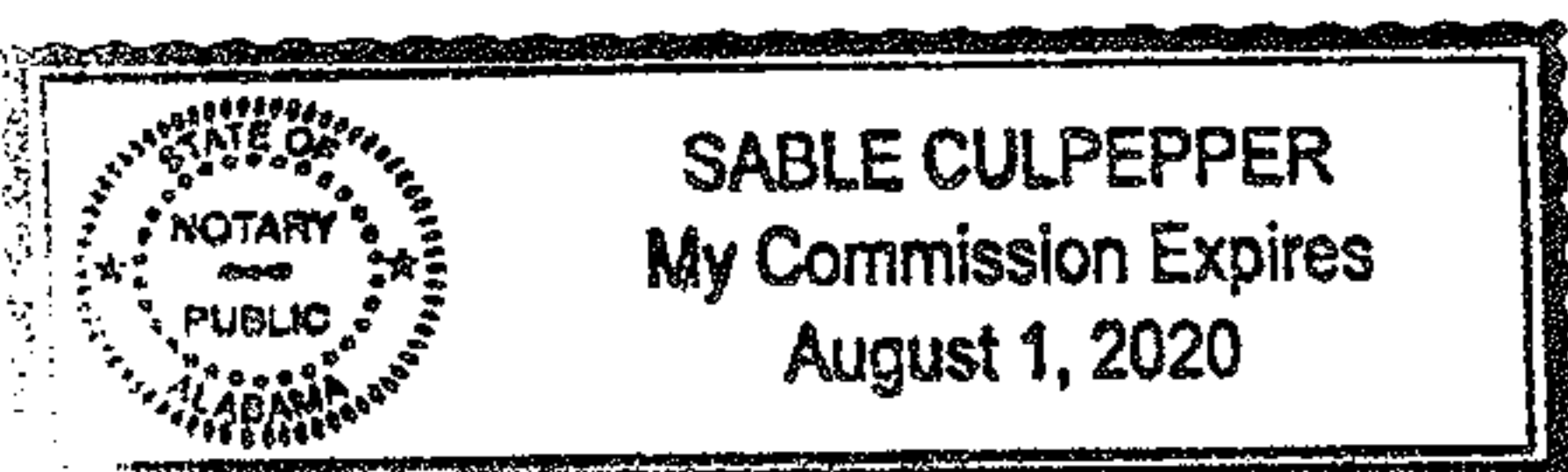


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda  
Adcock, whose name as Manager of RC BIRMINGHAM, LLC, an Alabama limited liability company, is signed  
to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being 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 24th day of April, 2019.

My Commission Expires:

Sable Culpepper  
Notary Public



**Exhibit "A"**

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map of Hampton Square, as recorded in Map Book 42, Page 114 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Covenants and Restrictions recorded on June 30, 2009, in Instrument No. 20090630000252520, in the official records of Shelby County Recording Office.
10. Covenants and Restrictions recorded on February 10, 2012, in Instrument No. 20120210000050420, in the official records of Shelby County Recording Office.
11. Covenants and Restrictions recorded on June 20, 2012 in Instrument No. 20120620000216810, in the official records of Shelby County Recording Office.
12. Amendment recorded on March 24, 2015 in Instrument No. 20150324000092110, in the official records of Shelby County Recording Office.
13. Easement recorded on June 30, 2006, in Instrument No. 20060630000315730, in the official records of Shelby County Recording Office.
14. Grant of Land Easement and Restrictive Covenants recorded on November 08, 2007, in Instrument No. 20071108000516810, in the official records of Shelby County Recording Office.
15. Easement – Distribution Facilities recorded on November 14, 2007 in Instrument No. 20071114000522000, in the official records of Shelby County Recording Office.
16. Easement recorded on November 2, 2011 in Instrument No. 20111102000328930, in the official records of Shelby County Recording Office.
17. Permits and Easements recorded in Book 48, Page 589, Book 188, Page 48, Book 206, Page 194 and Book 206, Page 218, in the official records of Shelby County Recording Office.
18. Right of Way recorded in Book 51, Page 342 and in Book 72, Page 521, in the official records of Shelby County Recording Office.



**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 P.O. Box 10560  
Fayetteville, AR 72703

Grantee's Name Christopher Austin Sanders

Mailing Address 527 Margaret Lane  
Calera, AL 35040

Property Address 527 Margaret Lane  
Calera, AL 35040

Date of Sale April 24, 2019

Total Purchase Price \$169,900.00  
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  
04/25/2019 01:46:35 PM  
\$24.50 CHARITY  
20190425000136410

*Allen S. Byrd*

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  
☒ 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 April 24, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one