

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

Send Tax Notice To:
Mireya Wessolossky
11 Walnut Way
Hopkinton, MA 01748

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND AND NO/100 -----
(\$ 164,000.00-----) 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 Mireya Wessolossky ----- (herein referred to as
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

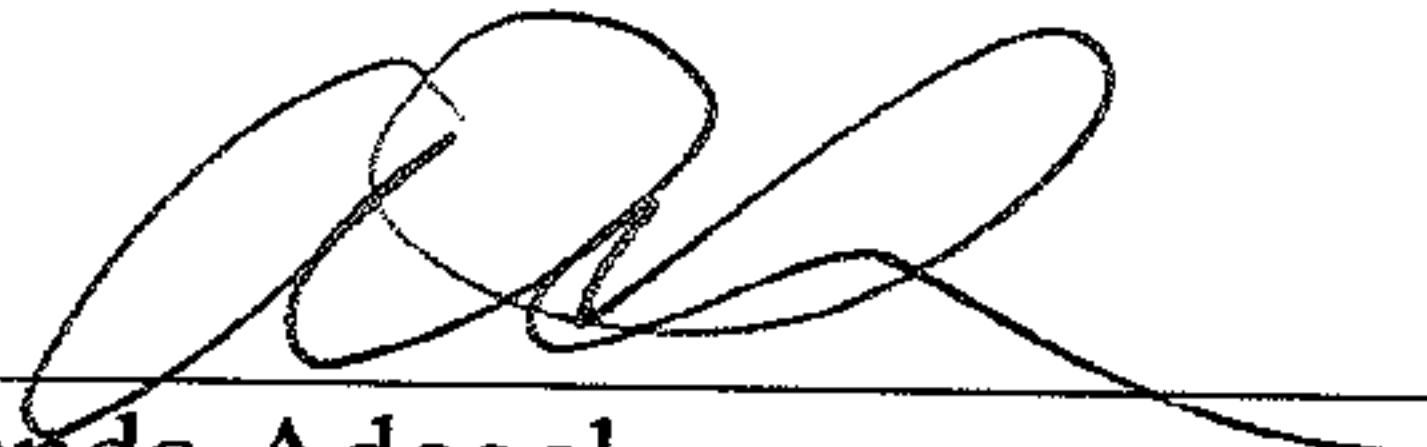
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$131,200.00 of the purchase price recited above has been paid from the proceeds
of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said 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 3 day of January, 2020.

RC BIRMINGHAM, LLC

By: 
Amanda Adcock
Its: Manager

STATE OF ALABAMA)

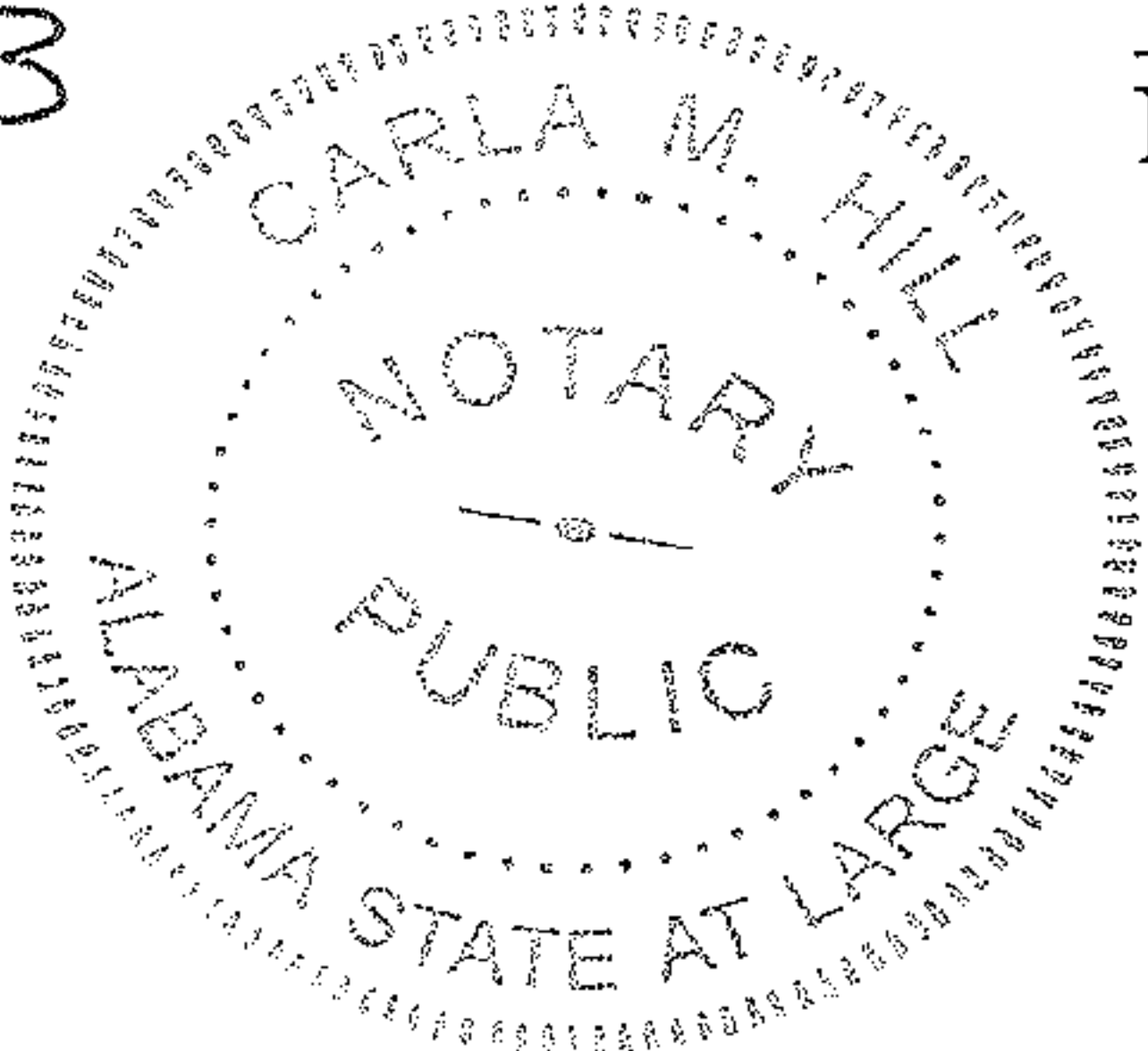
JEFFERSON COUNTY)

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 6 day of January, 2020.

My Commission Expires:

3/23/23



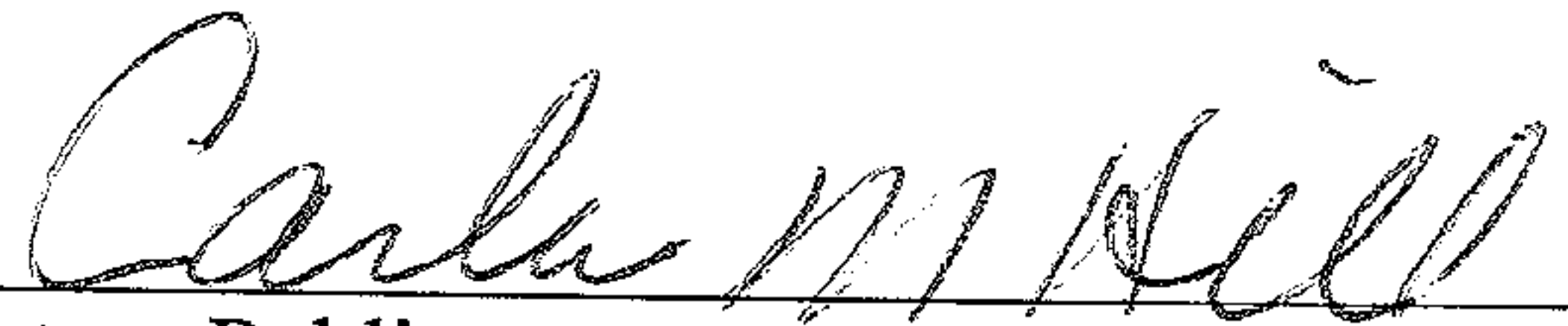

Notary Public

Exhibit "A"

Lot 33, according to the Amended Survey 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 2020 and subsequent years, which are not yet due and payable.
2. Rights or claims of parties other than insured in actual possession of any or all of the property.
3. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
4. Unfiled mechanics' or materialmen's liens.
5. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.

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 _____Grantee's Name Mireya Wessolossky
Mailing Address 11 Walnut Way
Hopkinton, MA 01748Property Address 152 Cambridge Park Dr.
Montevallo, AL 35115Date of Sale December 30, 2019
Total Purchase Price \$164,000.00Or
Actual Value \$ _____Or
Assessor's Market Value \$ _____

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☐ Appraisal
☐ 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 _____ Print _____
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County _____
Clerk (verified by) _____
Shelby County, AL
01/10/2020 09:12:41 AM
\$61.00 CATHY
20200110000013940Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Alli S. Beal

Form RT-1