

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

Send Tax Notice to:
Melinda Allyn Sanders Atchison
Nickalas Atchison

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)


That in consideration of ONE HUNDRED SEVENTY THOUSAND EIGHTY AND NO/100-----
----- (\$ 170,080.00)
Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama limited liability company,
(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
MELINDA ALLYN SANDERS ATCHISON AND NICKALAS ATCHISON -----,
(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then
to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the
following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$171,797.00 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.

And the Grantors do hereby covenant with the Grantees, 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, Amanda Adcock, who is
authorized to execute this conveyance, hereto set its signature and seal, this the 28 day of
April, 20 20.

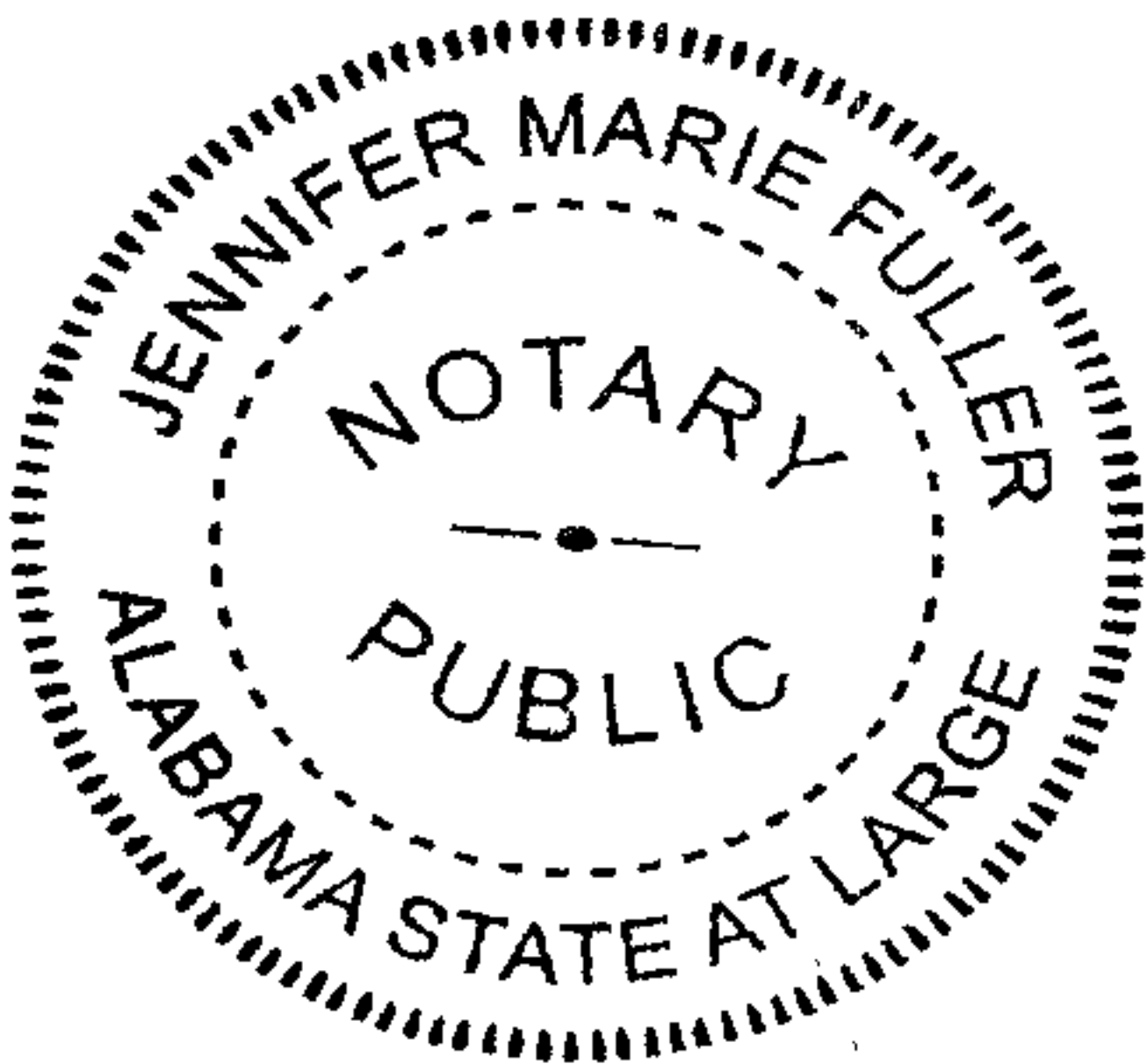
RC BIRMINGHAM, LLC
By: 
Amanda Adcock
Its: Manager

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 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 28 day of April,
20 20.
My Commission Expires:

My Commission Expires January 3, 2024



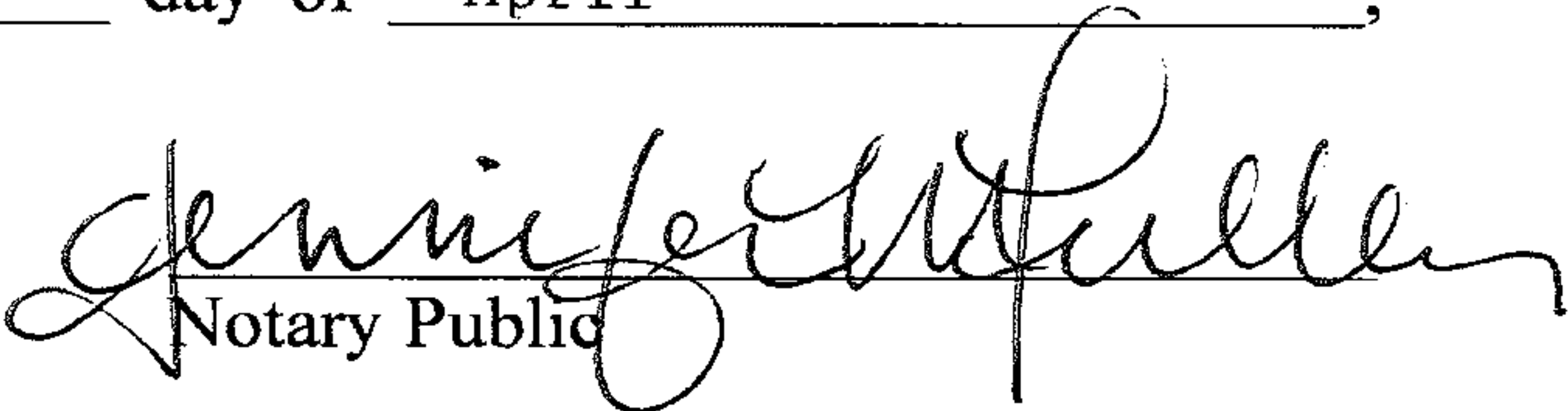

Notary Public

Exhibit "A"
Property Description

Lot 125, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded Map Book 51, page 1, 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 2020 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, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
10. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Company as recorded in Instrument #20061212000600970, in the Probate Office of Shelby County, Alabama.
12. Title to any portion lying within public roads.
13. Any road rights of ways.
14. Declaration of Covenants and Restrictions for The Lakes at Hidden Forest, a residential subdivision as recorded in Instrument #20061120000567220 and Instrument #20190517000170760, in the Probate Office of Shelby County, Alabama.

15. Hypothication Agreement recorded 01/26/2018 in Instrument #20180126000027420.

16. Assignment of Agreements, Permits, Licenses and Approvals recorded on 01/26/2018 in Instrument #20180126000027430.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2020 01:56:54 PM
\$32.00 MIST
20200512000187000

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>RC Birmingham, LLC</u>	Grantee's Name	<u>Melinda Allyn Sanders Atchison and</u>
Mailing Address	<u>PO BOX 10560</u>		<u>Nickalas Atchison</u>
	<u>FAYETTEVILLE, AR 72703</u>	Mailing Address	
Property Address	<u>184 Dallas Lane</u>	Date of Sale	<u>April 28, 2020</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$170,080.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 _____

☐ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/ Owner/Agent) circle one