20200629000266380 06/29/2020 02:20:01 PM DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to: James W. Bell and Karen F. Bell

175 Cambridge Park Dr Montevallo, AL 35115

## STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND SIXTY SIX AND 00/100 DOLLARS (\$174,066.00) to the undersigned grantor, RC Birmingham, LLC, (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 James W. Bell and Karen F. Bell (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO ALL MATTERS OF RECORD

\$0.00 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 Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 19th day of

RC Birmingham, LLC,

an Alabama limited liability company

By:

Name: Amanda Adcock

lts: 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, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the  $/\sqrt{q^2}$  day of  $\sqrt{q^2}$   $\sqrt{2020}$ . 2020, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

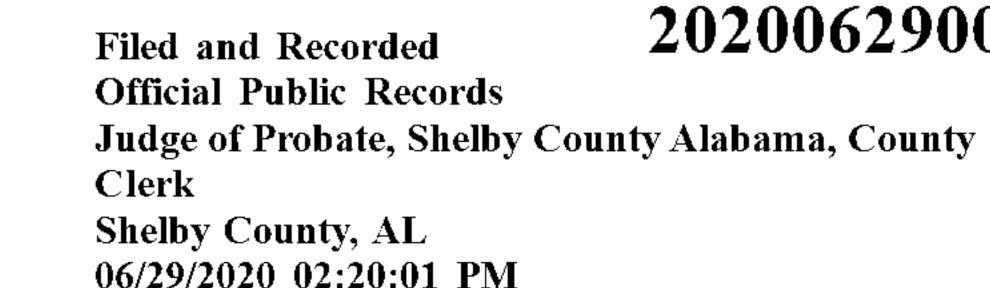
Given under my hand and official seal this 19th day of June 2020

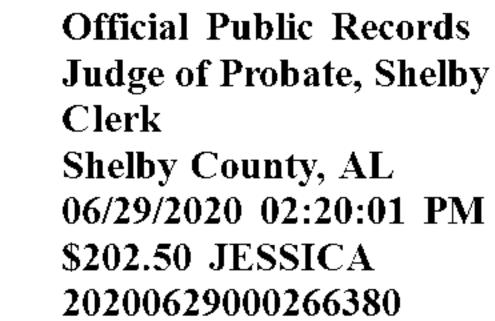
2020.

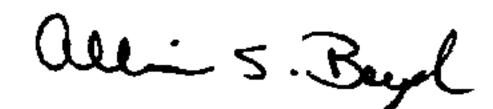
**Notary Public** 

My commission expires: 3/14/2024

Form RT-1







## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	RC Birmingham, LLC_PO BOX 10560 FAYETTEVILLE, AR 72703	Grantee's Name Mailing Address	James W. Bell and Karen F. Bell
Property Address	175 Cambridge Park Dr Montevallo, AL 35115	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Val	<u>S</u>
•	rice or actual value claimed ecordation of documentary ex		following documentary evidence:
Bill of Sale Sales Contract		Appraisal Other:	
Closing S	Statement	· · · · · · · · · · · · · · · · · · ·	nna nasa kana nasa kana kana kana kana k
•	ce document presented for resources form is not required.	ecordation contains all of the requ	ired information referenced above,
		Instructions	
	and mailing address - provident mailing address.	le the name of the person or person	ons conveying interest to property
Grantee's name being conveyed		de the name of the person or perso	ons to whom interest to property is
•	ss - the physical address of the to the property was conveyed		ailable. Date of Sale - the date on
•	price - the total amount paid e instrument offered for reco	for the purchase of the property, rd.	both real and personal, being
conveyed by th			both real and personal, being appraisal conducted by a licensed
current use valu	nation, of the property as determined as determined as the property tax purposes were as the property as the prope	e determined, the current estimate ermined by the local official charge will be used and the taxpayer will	<del></del>
accurate. I furth			in this document is true and nay result in the imposition of the
Date	Print	· · · · · · · · · · · · · · · · · · ·	
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