

20210318000135510  
03/18/2021 11:13:57 AM  
DEEDS 1/3

**This instrument was prepared by:**

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

**Send tax notice to:**

Mountain West IRA, Inc. FBO  
Thomas Ford IRA  
13905 W. Wainwright Drive  
Boise, ID 83713

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED NINETY AND 00/100 DOLLARS (\$167,590.00)** 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 **Mountain West IRA, Inc. FBO Thomas Ford IRA** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 42, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$90,000.00 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 12<sup>th</sup> day of March, 2020.

**RC Birmingham, LLC,**  
an Alabama limited liability company

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

Name: Amanda Adcock

Its: Manager

STATE OF ALABAMA )

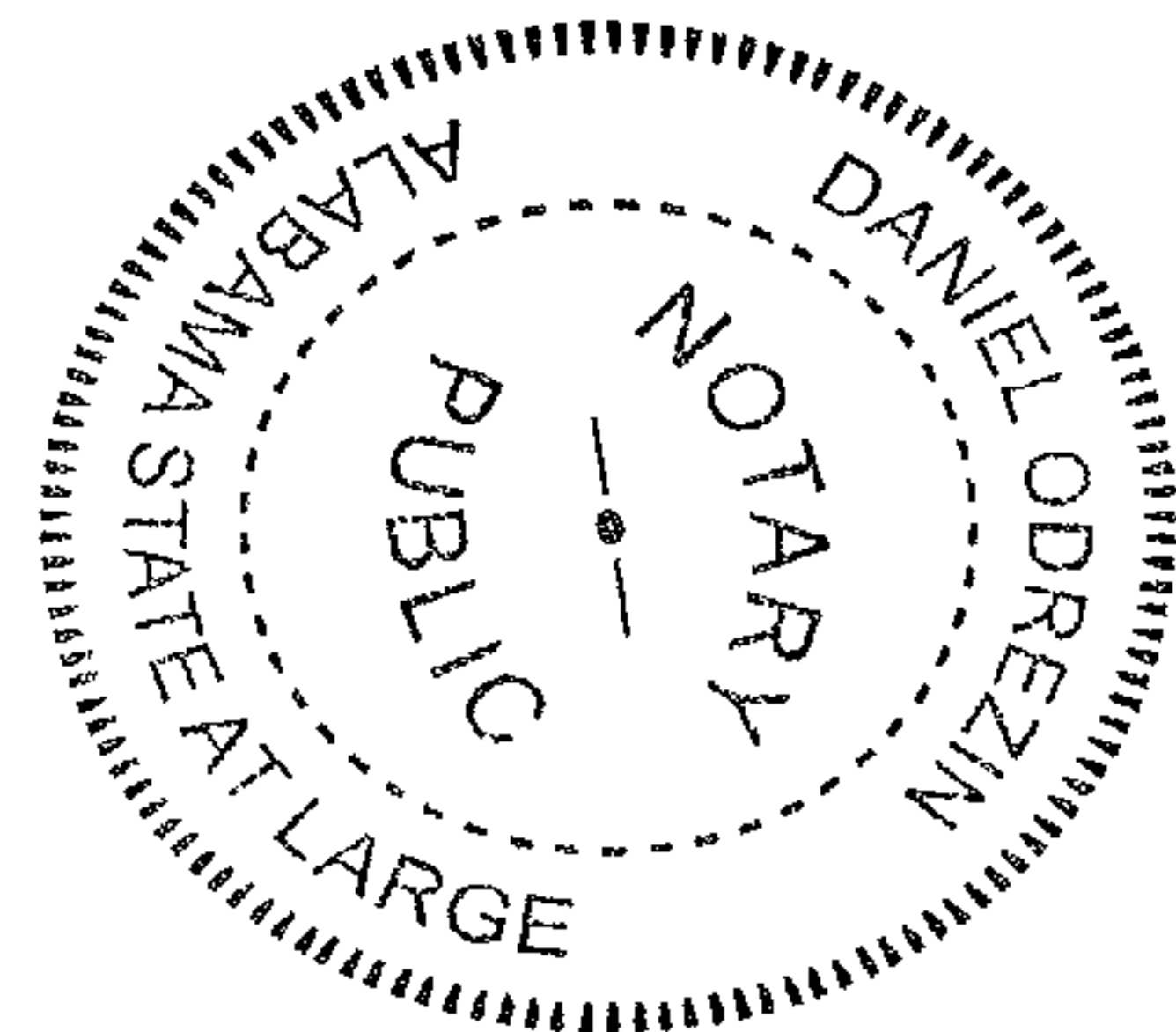
JEFFERSON COUNTY )

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, 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 12<sup>th</sup> day of March, 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 12<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
Notary Public

My commission expires: 4/3/22



**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  
 Mailing Address PO BOX 10560  
FAYETTEVILLE, AR 72703

Property Address 264 Hidden Trace Ct  
Montevallo, AL 35115



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/18/2021 11:13:57 AM  
 \$106.00 CHERRY  
 20210318000135510

*Ann S. Byrd*

Grantee's Name Mountain West IRA, Inc. FBO Thomas  
Ford IRA  
 Mailing Address 13905 West Wainwright Drive  
Boise, ID 83713

Date of Sale March 12, 2021  
 Total Purchase Price \$167,590.00  
 Or  
 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 3-12-2021 Print HAROLD D HOLLIS

☐ Unattested

Sign [Signature]