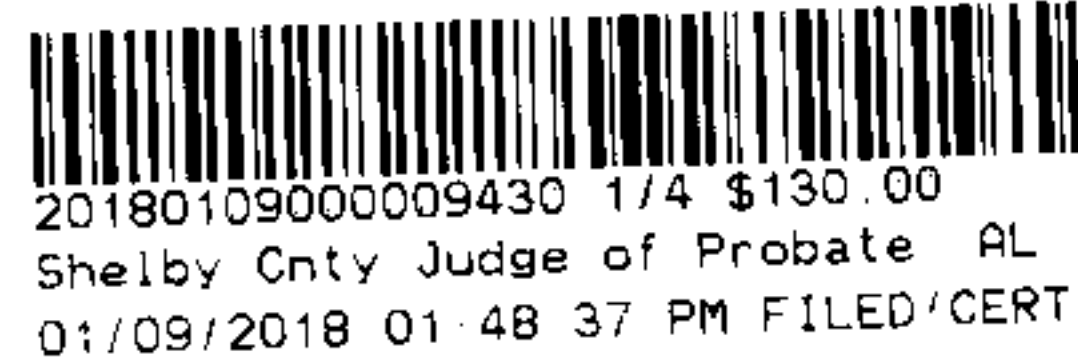


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
RC BIRMINGHAM, LLC
POST OFFICE BOX 10560
FAYETTEVILLE, AR 72703

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIVE HUNDRED TWENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$528,000.00)** to the undersigned GRANTOR, **MUTUAL SAVINGS CREDIT UNION**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **RC BIRMINGHAM, LLC**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

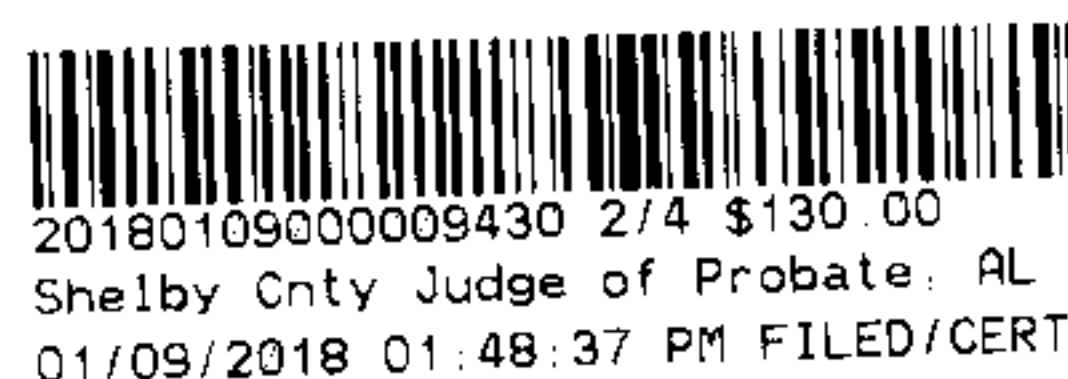
Lots 9, 10, 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 29, 37, 38, 39, 40, 41, 42, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54, according to the Map of Hampton Square, as recorded in Map Book 42 page 114 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Permits and Easement(s) to Alabama Power Company as shown and recorded in Deed Book 48 page 589, Deed Book 188 page 48, Deed Book 206 page 194 and Deed Book 206 page 218 in Probate Office.
3. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 51 page 342 and Deed Book 72 page 521 in the Probate Office.
4. Right(s) of Way(s) granted to BellSouth Telecommunications, Inc. by instrument(s) recorded in Instrument No. 20060630000315730 in the Probate Office.
5. Grant of Land Easement(s) and Restrictive Covenants for underground facilities to Alabama Power Company as shown and recorded in Instrument No. 20071108000516810 in Probate Office.
6. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20071114000522000 in Probate Office.

7. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20090630000252520, Instrument No. 20120210000050420 and amended in Instrument No. 20120620000216810 and Instrument No. 20150324000092110 in the Probate Office.
8. Right(s) of Way(s) granted to City of Calera by instrument(s) recorded in Instrument No. 20111102000328930 in the Probate Office.
9. A 20 foot building setback line from front, a 10 foot setback line from sides and a 25 foot setback line from rear of lots as recorded in Map Book 42 page 114 in the Probate Office. (All Lots)
10. A 20 foot building setback line from the Easterly side lots 21 and 38 as recorded in Map Book 42 page 114 in the Probate Office.
11. A 25 foot storm drainage and utility easement through lots 53 and 54 as shown on recorded Map Book 42 page 114 in the Probate Office.
12. A 10 foot storm drainage and utility easement along the Easterly side of lots 21, 40, 51 and 53 and the Westerly side of lots 39, 52 and 54 as shown on recorded Map Book 42 page 114 in the Probate Office.
13. A 10 foot storm drainage and utility easement along the rear of lots 41, 42, 45, 46 and 47 as shown on recorded Map Book 42 page 114 in the Probate Office.
14. A 20 foot storm drainage and utility easement along the Easterly of lot 38 as shown on recorded Map Book 42 page 114 in the Probate Office.
15. A 20 foot drainage and utility easement along the rear of lots 13 through 16 and a 25 foot drainage and utility easement along the rear of lots 21 through 29 of lot as shown on recorded Map Book 42 page 114 in the Probate Office.
16. An 8 foot utility easement along the front of all lots as shown on recorded Map Book 42 page 114 in the Probate Office.
17. A 15 foot storm drainage and utility easement running through lots 9 and 10 as shown on recorded Map Book 42 page 114 in the Probate Office.
18. A 7.5 foot storm drainage and utility easement along the Westerly side of lots 10 and 26 and the Easterly side of lots 11 and 27 as shown on recorded Map Book 42 page 114 in the Probate Office.

\$422,400.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HEREWITH.



TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **CEO, KENDALL SPEED**, who is authorized to execute this conveyance, has hereto set its signature and seal this 9TH day of JANUARY, 2018.

MUTUAL SAVINGS CREDIT UNION

BY: 
KENDALL SPEED
AS: **CEO**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **KENDALL SPEED**, whose name as **CEO** of **MUTUAL SAVINGS CREDIT UNION**, a corporation, 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 he, as such officer and with full authority, executed same for and as the act of said corporation.

Given under my hand and official seal this 9TH day of JANUARY, 2018.



NOTARY PUBLIC

My Commission Expires: 10/31/2019



20180109000009430 3/4 \$130.00
Shelby Cnty Judge of Probate, AL
01/09/2018 01:48:37 PM FILED/CERT

Grantor's Name:
MUTUAL SAVINGS CREDIT UNION

Grantee's name:
RC BIRMINGHAM, LLC

Mailing Address:
POST OFFICE BOX 362045
HOOVER, AL 35236

Mailing Address:
POST OFFICE BOX 10560
FAYETTEVILLE, AR 72703

Property Address:
32 Single Family Lots located in Hampton
Square Subdivision
Calera, AL 35040

Date of Sale: JANUARY 9TH, 2018

Total Purchase Price: \$528,000.00

or
Actual Value

or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20180109000009430 4/4 \$130.00
Shelby Cnty Judge of Probate: AL
01/09/2018 01:48:37 PM FILED/CERT