

**This instrument was prepared by:**

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

**Send Tax Notice To:**

Claudio Mercado Arellano  
Carina Mendoza Pineda  
531 Margaret Lane  
Calera, AL 35040

**CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Forty-Seven Thousand Four Hundred Eighty and 00/100 (\$147,480.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **RC Birmingham, LLC**, an Alabama Limited Liability Company, does hereby grant, bargain, sell and convey unto **Claudio Mercado Arellano** and **Carina Mendoza Pineda**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$144,808.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager, Amanda Adcock, who is authorized to execute this conveyance, has hereto set its signature and seal this 9th day of November, 2018.

RC Birmingham, LLC

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

Amanda Adcock, 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, 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 the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of November, 2018.

My Commission Expires: 03/19/2020

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

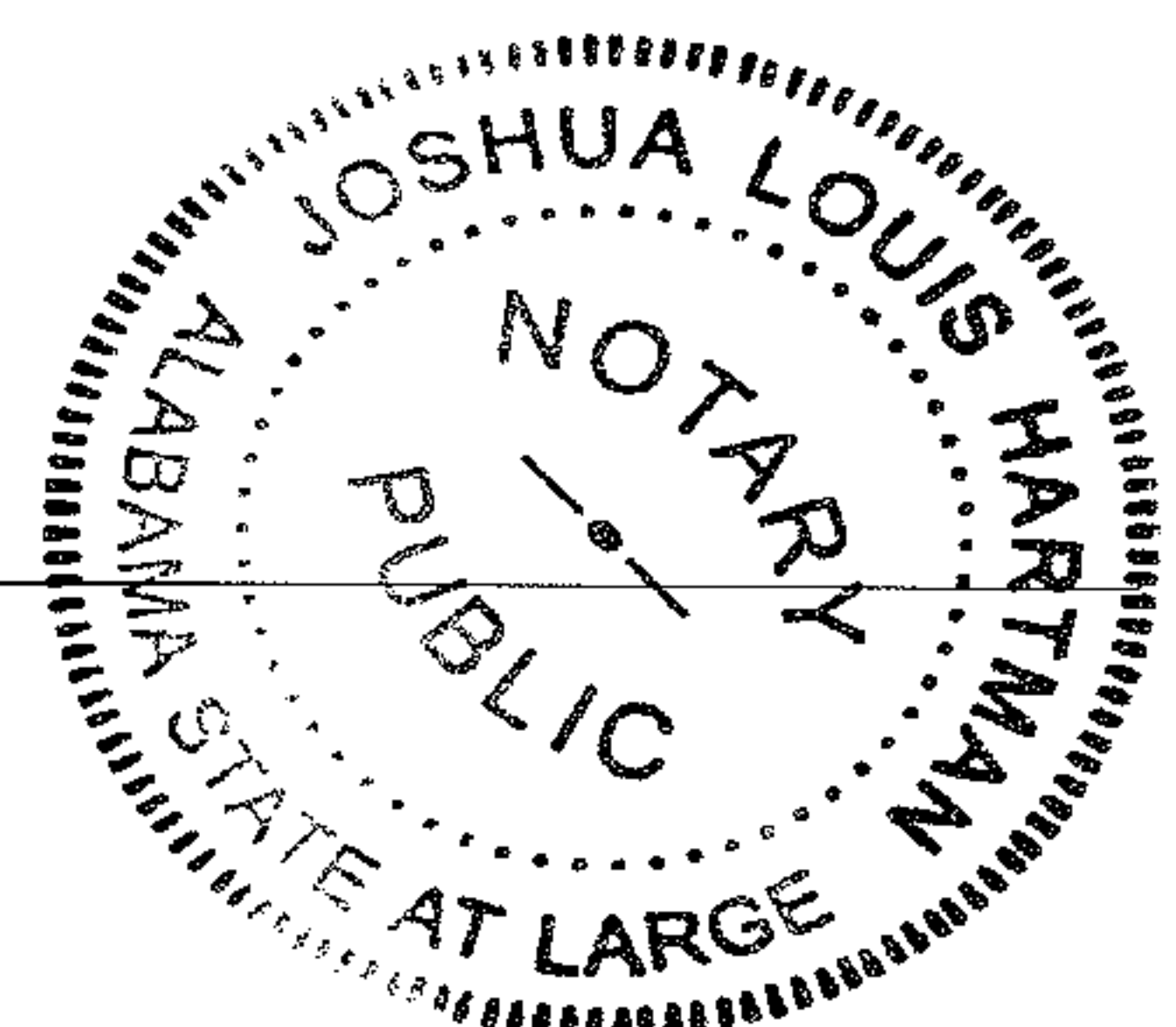


Exhibit "A"

Lot 47, 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 and subsequent years;
2. All easements, rights of way, restrictions, covenants, conditions and building setback lines, as shown on recorded Survey of Hampton Square Subdivision, according to a plat recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama;
3. Permits & Easement(s) granted to Alabama Power Company as recorded in Deed Book 48, Page 589; Deed Book 188, Page 48; Deed Book 206, Page 194; Deed Book 206, Page 218 & Instrument No. 20071114000522000, in the Probate Office of Shelby County, Alabama;
4. Right(s) of Way(s) granted to Shelby County by instruments recorded in Deed Book 51, Page 342 & Deed Book 72, Page 521, in the Probate Office of Shelby County, Alabama;
5. Right(s) of Way granted to BellSouth Telecommunications by instruments recorded in Instrument No. 20060630000315730, in the Probate Office of Shelby County, Alabama;
6. Grant of Lane Easement(s) & Restrictive Covenants for underground facilities to Alabama Power Company as shown and recorded in Instrument No. 20071108000516810, in the Probate Office of Shelby County, Alabama;
7. Restrictions, covenants, & conditions as set out in instrument(s) recorded in 20090630000252520; Instrument No. 20120210000050420 & amended in Instrument No. 20120620000216810 & Instrument No. 20150324000092110, in the Probate Office of Shelby County, Alabama;
8. Right(s) of Way(s) granted to the City of Calera by instruments recorded in Instrument No. 201111020000328930, in the Probate Office of Shelby County, Alabama;
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 shown on map recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama;
10. A 10 foot storm drainage & utility easement along the rear of lots, as shown on map recorded in Map Book 42, Page 114 in the Probate Office of Shelby County, Alabama; and
11. A 8 foot utility easement along the front of all lots, as shown on map recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama.



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 531 Margaret Lane  
Calera, AL 35040

Grantee's Name Claudio Mercado Arellano  
Carina Mendoza Pineda

Mailing Address 531 Margaret Lane  
Calera, AL 35040

Property Address 531 Margaret Lane  
Calera, AL 35040

Date of Sale November 9, 2018

Total Purchase Price \$147,480.00  
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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).

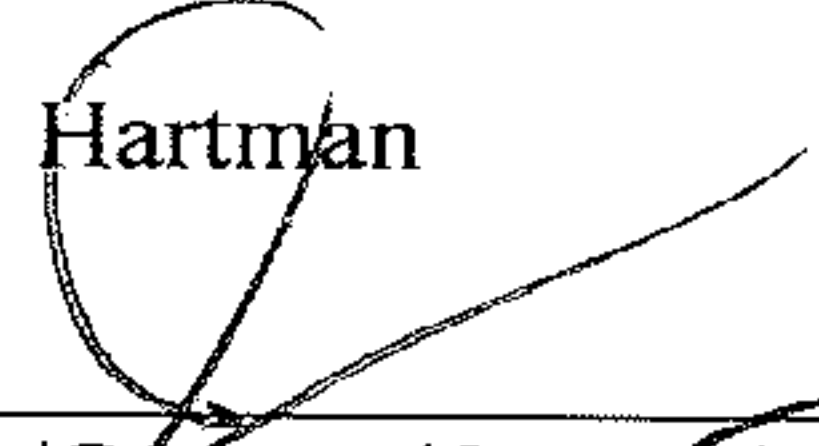
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date November 9, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/13/2018 12:10:35 PM  
\$24.00 CHERRY  
20181113000400400

*Allen S. Bayl*