

This instrument was prepared by:

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

Send Tax Notice To:

Carlos Hudson, Sr.

200 Cambridge Park Drive
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Forty-Two Thousand Seven Hundred Fourteen and 00/100 (\$142,714.00) DOLLARS 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 **Carlos Hudson, Sr.**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$142,714 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, his, her or their heirs and assigns forever.

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, has hereto set its signature and seal this 10th day of December, 2018.

RC Birmingham, LLC

By: _____

Amanda Adcock
Manager

STATE OF ALABAMA)

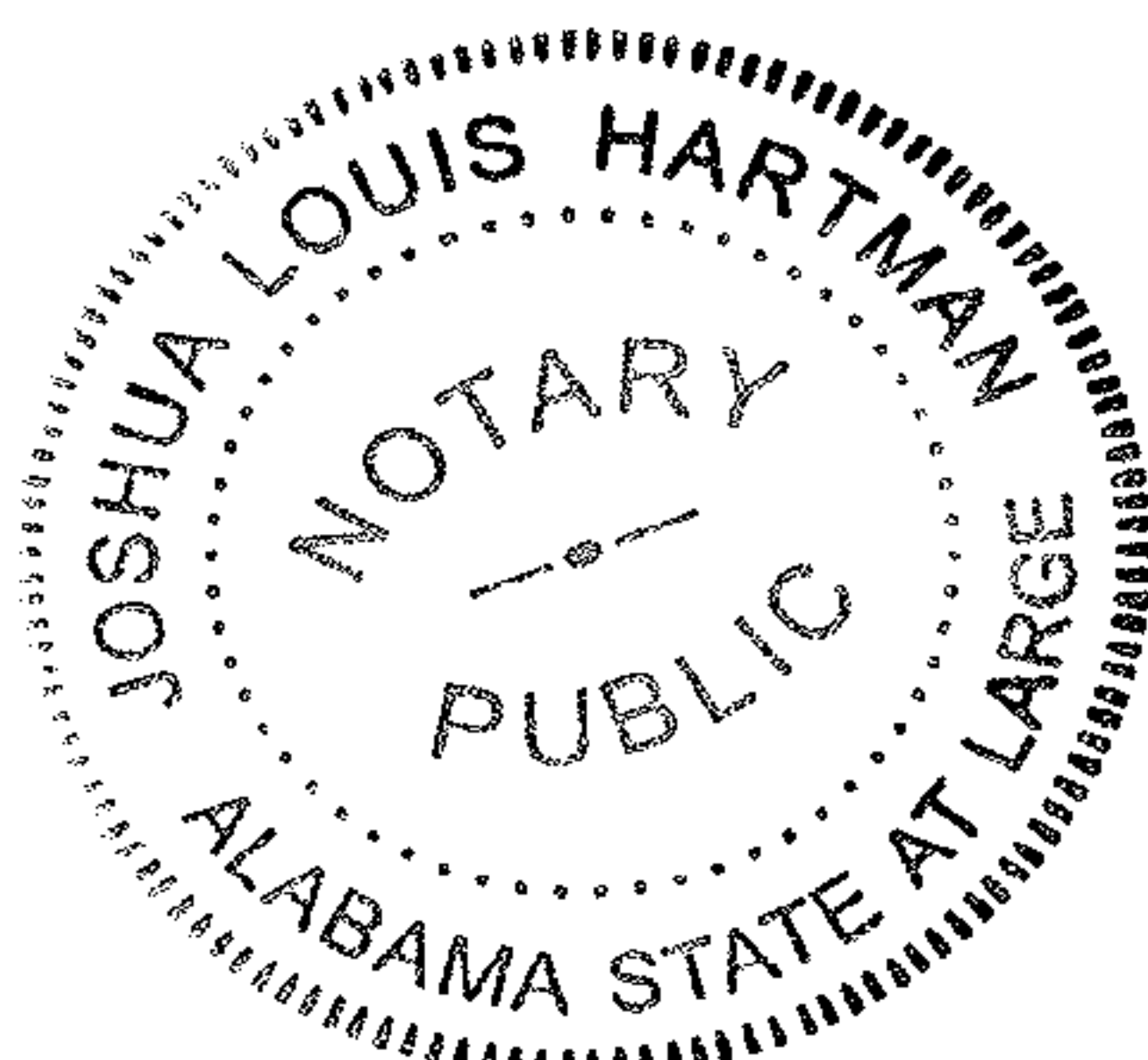
JEFFERSON COUNTY)

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 10th day of December, 2018.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2018 and subsequent years which are not yet due and payable; (2) All Easements, Rights of Way, Restrictions, Covenants, Conditions, and Building Setback lines as shown on recorded Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; (3) Right of Way to Alabama Power Company as recorded in Book 141, Page 325; Book 165, Page 539 & Instrument No. 20061212000600990; (4) Right of Way to Bellsouth Telecommunications Inc. d/b/a AT&T as recorded in Instrument No. 20070817000388930; (5) Utility Easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates, First Addition as recorded in Map Book 16, Page 67 in the Probate Office of Shelby County, Alabama; (6) Subject to rights of others to use the non-exclusive easement, if any; (7) Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023380 in the Probate Office of Shelby County, Alabama; (7) Assignment of Declarant Rights relating to the Declaration of covenants, conditions and restrictions for Cambridge Park, a subdivision to the City of Montevallo, Alabama as recorded in Instrument No. 2018012400023400 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 1819 5th Avenue N
Birmingham, AL 35203

Grantee's Name Carlos Hudson, Sr.

Mailing Address 200 Cambridge Park Drive
Montevallo, AL 35115

Property Address 200 Cambridge Park Drive
Montevallo, AL 35115

Date of Sale December 10, 2018

Total Purchase Price \$142,714.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2018 02:19:39 PM
\$22.00 CHERRY
20181211000432210

Allen S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X 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 December 10, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one