

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Shawndraka R. Robinson  
511 Margaret Lane  
Calera, AL 35040

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Fourty-Seven Thousand Four Hundred Ninety-Nine & NO/100  
(\$ 147,499.83-----) Dollars 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 Shawndraka R. Robinson----- (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

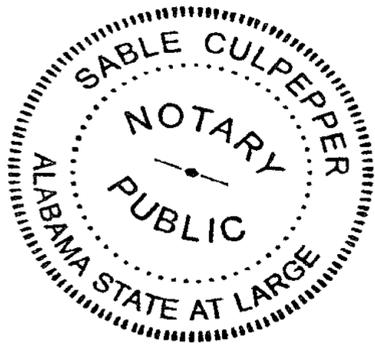
\$144,826.00 of the purchase price recited above has been paid by a mortgage loan  
closed simultaneously herewith.

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 Manager, who is authorized to execute this  
conveyance, hereto set its signature and seal, this the 15th day of April, 2019.

RC BIRMINGHAM, LLC



By: [Signature]  
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, 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, she, as such Manager 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 15th day of April, 2019.

My Commission Expires:  
August 1, 2020

[Signature]  
Notary Public

**Exhibit "A"**

Lot 42, 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
10. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
11. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
12. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
13. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
14. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
15. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
16. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
17. Permits and easement(s) to Alabama Power Company as recorded in Deed Book 48, Page 589; Deed Book 188, Page 48; Deed Book 206, Page 194 and Deed Book 206, Page 218.
18. Right of way granted to Shelby County as set forth in Deed Book 51, Page 342 and Deed Book 72, Page 521, in the Office of the Judge of Probate of County, Alabama.
19. Right of way granted to BellSouth Telecommunications, Inc. as set forth in Instrument No. 20060630000315730, in the Office of the Judge of Probate of County, Alabama.
20. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20071108000516810, as recorded in the Probate Office of County, AL.
21. Easement to Alabama Power Company as recorded in Instrument No. 20071114000522000, in the Probate Office of County, Alabama.
22. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20090630000252520; Instrument No. 20120210000050420 and amended in Instrument No. 20120620000216810 and Instrument No. 20150324000092110, and any amendments thereto, in the Probate Office of County, Alabama.
23. Right of way granted to City of Calera as set forth in Instrument No. 20111102000328930, in the Office of the Judge of Probate of County, Alabama.
24. Building and setback lines of 25 feet along rear lot line; 10 foot along both side lot lines and 20 foot along front lot line as recorded in Map Book 42, Page 114, in the Probate Office of County, Alabama.
25. 8 foot easement along front lot line as shown on recorded plat.
26. 10 foot storm drainage easement along South lot line as shown on recorded plat.

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 P.O. Box 10560 Fayetteville, AR 72703

Grantee's Name Shawndraka R. Robinson

Mailing Address 511 Margaret Lane Calera, AL 35040

Property Address 511 Margaret Lane Calera, AL 35040

Date of Sale April 15, 2019

Total Purchase Price \$147,499.83
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
04/16/2019 01:22:30 PM
\$24.00 CHERRY
20190416000124000

Alvin S. Byrd

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

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 April 15, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one