

FILE NO: V18-082

Send Tax Notice To: Carline Simon
524 Margaret Lane
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND TWO HUNDRED FIFTY TWO DOLLARS AND 00/100 (\$155,252) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, RC BIRMINGHAM, LLC, a limited liability company (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR do hereby give, grant, bargain, sell and convey unto the GRANTEE, CARLINE SIMON, AN UNMARRIED WOMAN, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 50, according to the Survey of Hampton Square, as recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama.

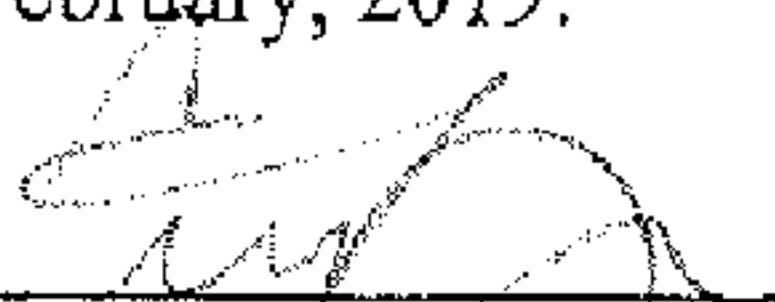
More commonly known as: 524 Margaret Lane, Calera, Alabama 35040

This Deed is being recorded concurrently with a Mortgage in the amount of \$155,252. 00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hands and seals this the 7th day of February, 2019.

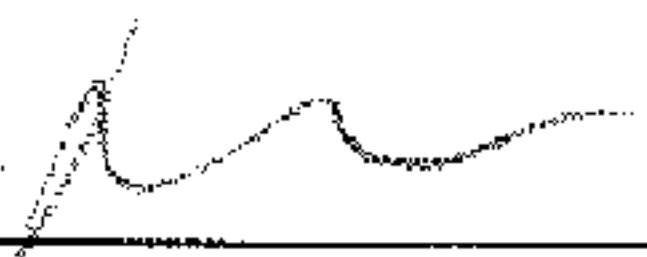


RC BIRMINGHAM, LLC
BY: AMANDA ADCOCK
ITS: MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

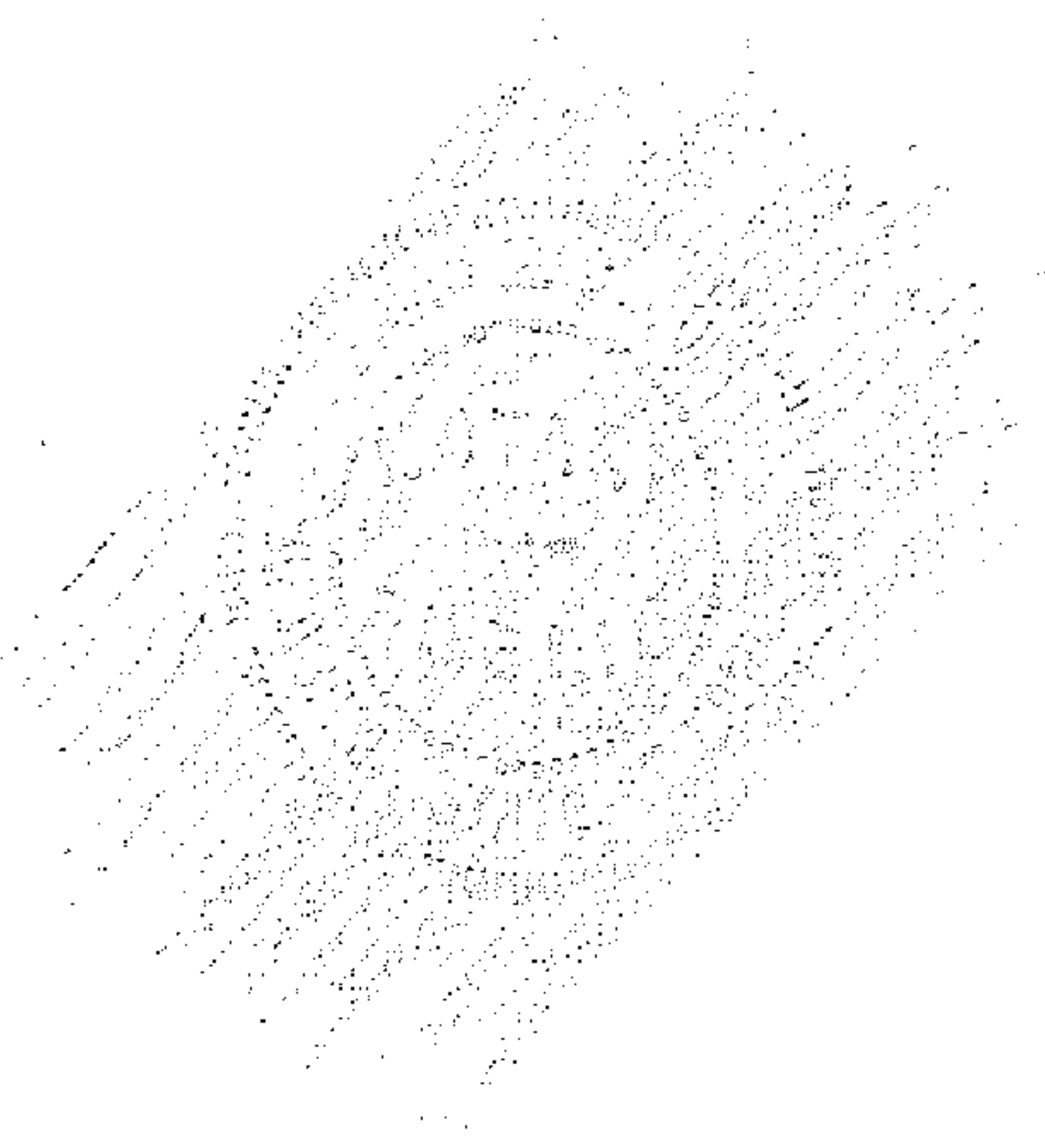
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amanda Adcock whose name as Managing Member of RC Birmingham, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Amanda Adcock, in her capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said RC Birmingham, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of February, 2019.



NOTARY PUBLIC
My Commission Expires: 12-01-21

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
3928 Montclair Road, Suite 227
Birmingham, Alabama 35213



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>RC Birmingham, LLC</u>	Grantee's Name	<u>Carline Simon</u>
Mailing Address	<u>4058 North College</u> <u>Suite 300</u> <u>Payetteville, AR 72703</u>	Mailing Address	<u>524 Margaret Lane</u> <u>Calera, AL 35040</u>
Property Address	<u>524 Margaret Lane</u> <u>Calera, AL 35040</u>	Date of Sale	<u>1/3/19</u>
		Total Purchase Price	<u>\$ 155,252</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☒ 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 5/20/19

Print

Kimona Tolbert

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2019 02:37:45 PM
\$173.50 CHERRY
20190520000173100

Allen S. Bayl