

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

Send Tax Notice to:
James Adam Griffith
Donna M. Griffith
227 Hampton Drive
Calera, AL 35040

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of One Hundred Seventy-five Thousand Two Hundred Thirty-one & no/100
----- (\$ 175,231.00-----)

Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James Adam Griffith and Donna M. Griffith, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

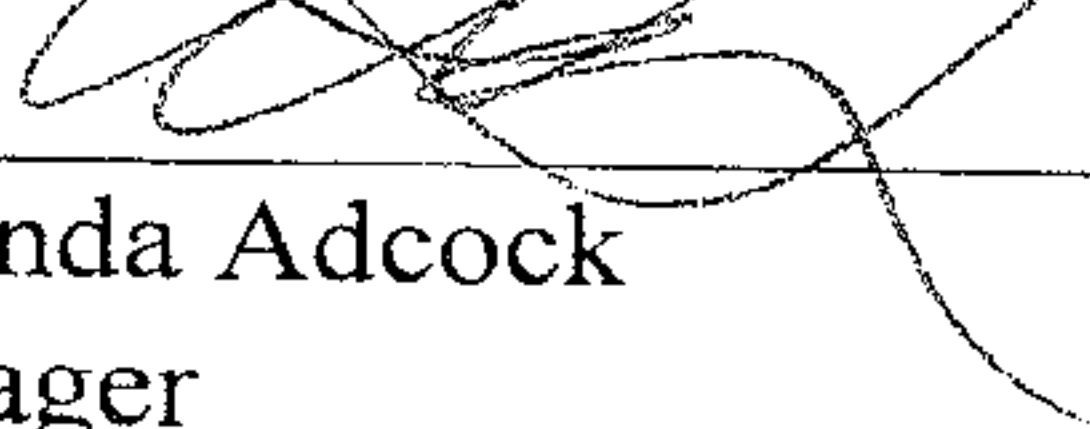
\$172,056.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, hereto set its signature and seal, this the 19th day of June, 20 19.

RC BIRMINGHAM, LLC

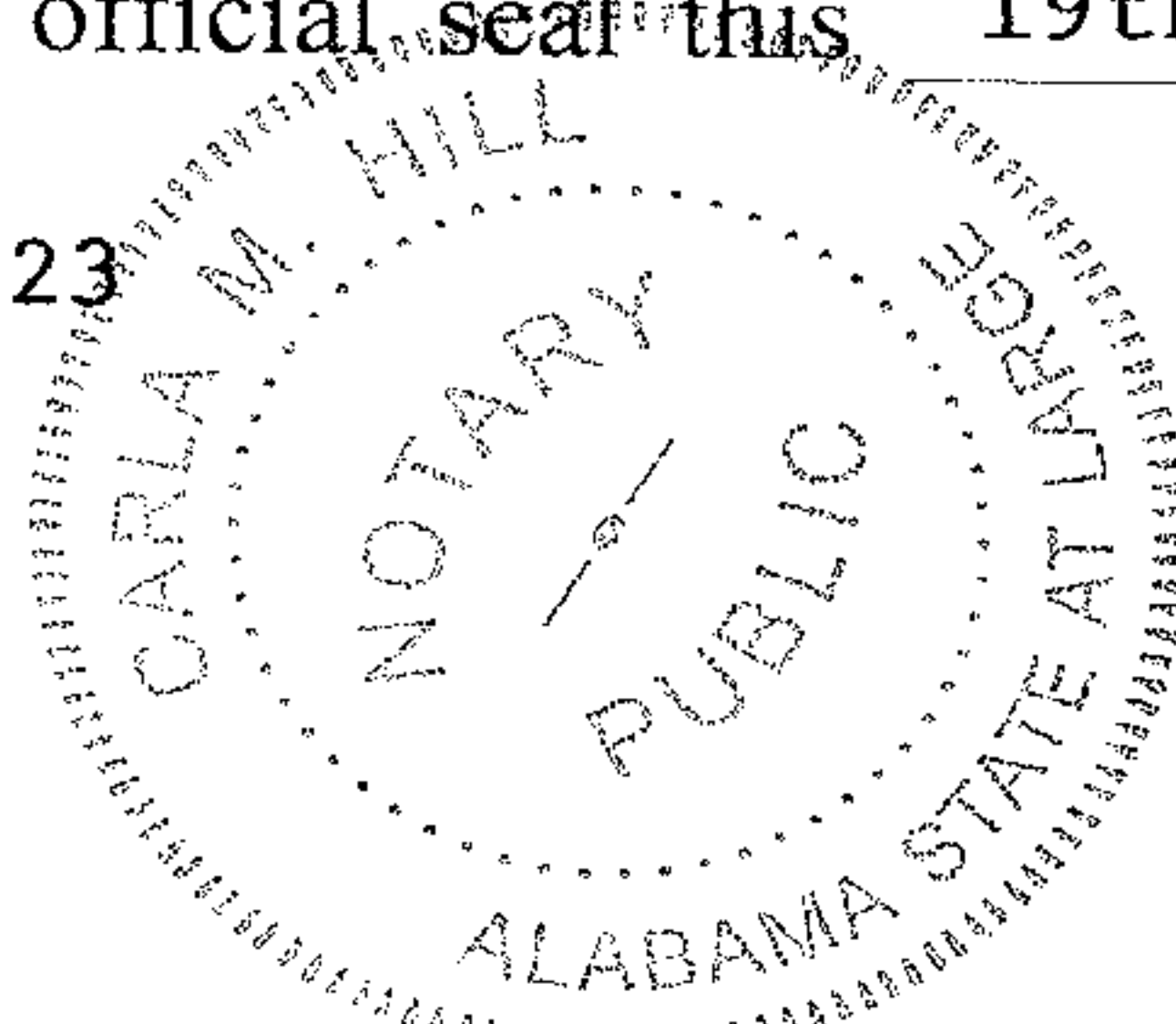
By: 
Amanda Adcock
Its: Manager

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 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 19th day of June, 20 19.

My Commission Expires: 03/23/23



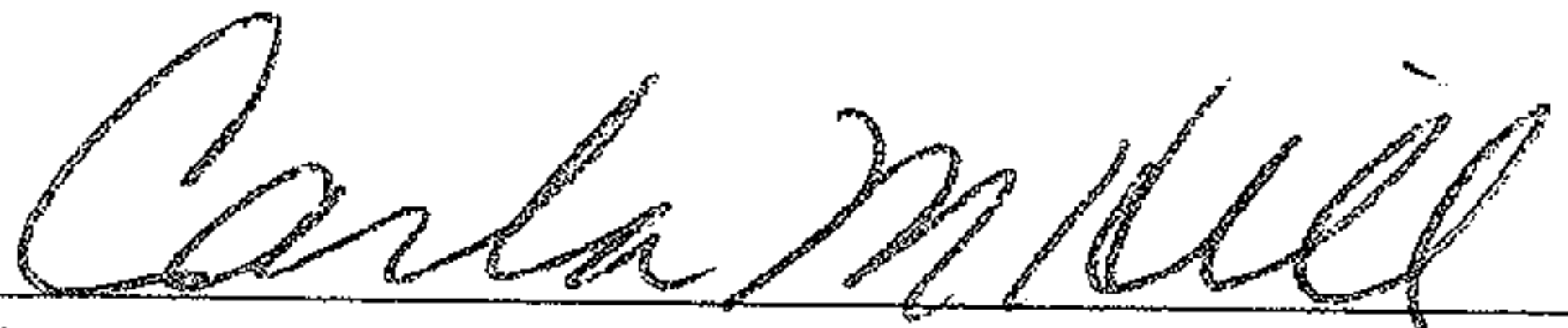

Notary Public

Exhibit "A"
Property Description

Lot 11, according to the Map of Hampton Square, as recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama.

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. 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.
3. 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.
4. 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.
5. 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.
6. Easement to Alabama Power Company as recorded in Instrument No. 20071114000522000, in the Probate Office of County, Alabama.
7. 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.
8. 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.
9. 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.
10. 8 foot easement along front lot line as shown on recorded plat.
11. 10 foot storm drainage easement 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

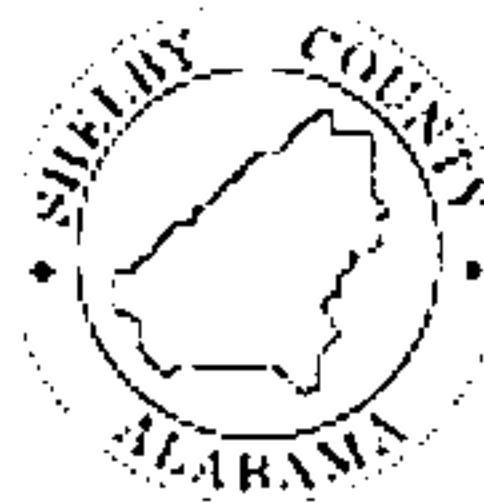
Mailing Address P.O. Box 10560
Fayetteville, AR 72703Grantee's Name James Adam Griffith
Donna M. GriffithMailing Address 227 Hampton Drive
Calera, AL 35040Property Address 227 Hampton Drive
Calera, AL 35040

Date of Sale June 19, 2019

Total Purchase Price \$175,231.00

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
 06/28/2019 11:04:58 AM
 \$24.50 CHERRY
 20190628000231740

A handwritten signature in cursive script, appearing to read "Alesia S. Bayl".

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 June 19, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one