

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

Send Tax Notice To:  
Lori D. Manis  
184 Cambridge Park Drive  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Forty-Nine Thousand & No/100-----  
(\$ 149,000.00-----) 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 Lori D. Manis----- (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$131,400.00 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 28th day of June, 2019.

RC BIRMINGHAM, LLC

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

Amanda Adcock

Its: Manager

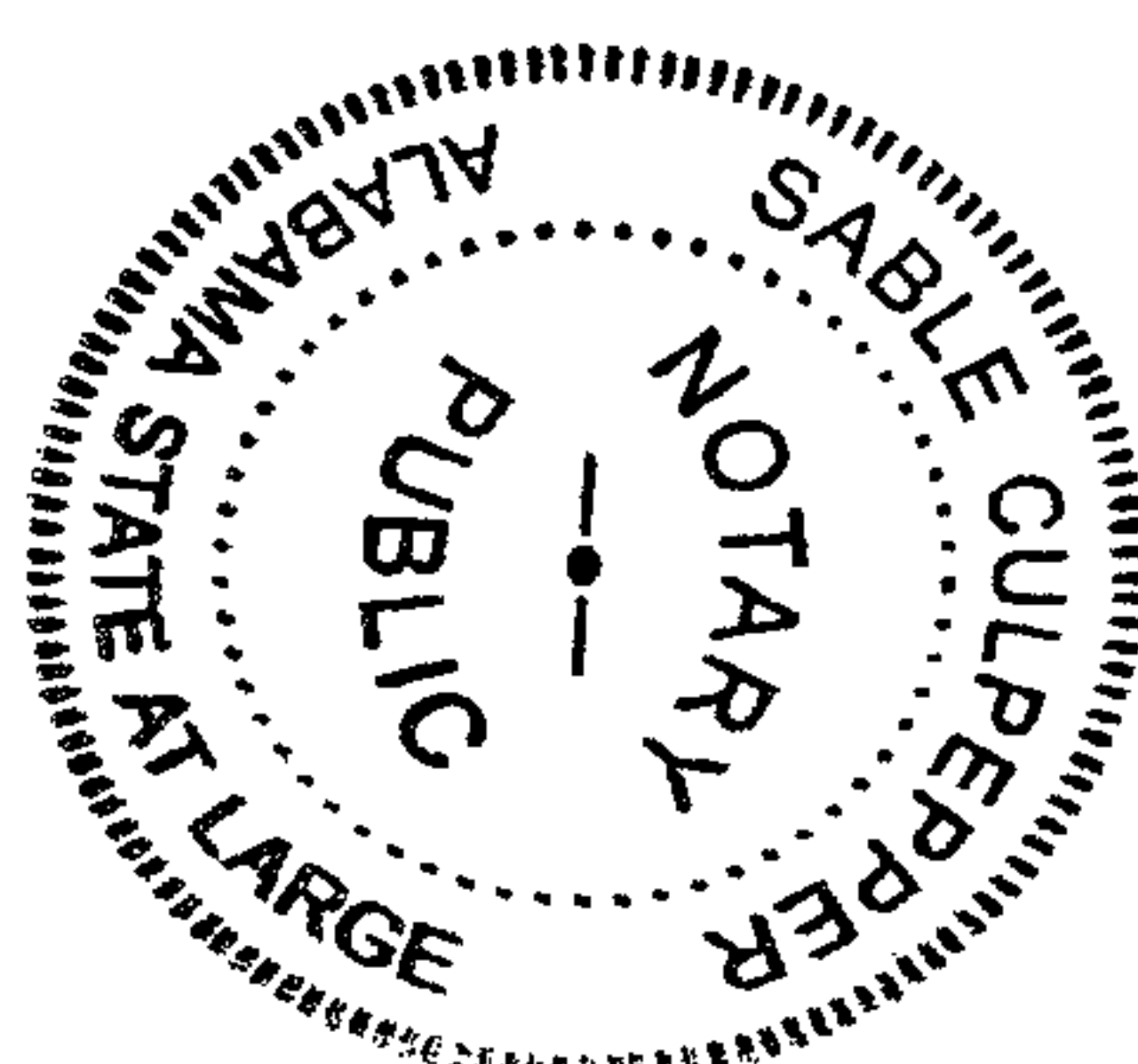
STATE OF ALABAMA )

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 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 28th day of June, 2019.

My Commission Expires:  
August 1, 2020



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

**Exhibit "A"**

Lot 41, according to the Amended Map of Cambridge Park Subdivision, as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Right of way to Alabama Power Company as recorded in Book 141, page 325; Book 165, page 539 and Instrument #20061212000600990.
2. Right of Way to Bellsouth Telecommunications Inc DBA AT&T as recorded in Instrument No. 20070817000388930.
3. Assignment of Declarant Rights relating to the Declaration of covenants, conditions & 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.
4. Subject to rights of others to use non-exclusive easement, if any.
5. Covenants, restrictions, easements, rights of way and building set back lines as shown on shown on the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, page 9.
6. 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.

**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, an Alabama limited  
 liability company  
 Mailing Address \_\_\_\_\_

Grantee's Name Lori D. Manis  
 Mailing Address \_\_\_\_\_

Property Address 184 Cambridge Park Dr.  
Montevallo, AL 35115

Date of Sale June 28, 2019

Total Purchase Price \$149,000.00

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) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale  
 \_\_\_\_\_ Sales Contract

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_ 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 28, 2019

Print: Daniel Odrezin

\_\_\_\_\_ 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  
 07/15/2019 01:15:59 PM  
 \$39.00 CHARITY  
 20190715000251010

*Allen S. Bayl*