

SEND TAX NOTICE TO:
Jean-Jacques Vitrac Living Trust

This instrument prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20190911000333400
09/11/2019 10:18:17 AM
DEEDS 1/3

CORPORATION FORM WARRANTY DEED

State of Alabama

)

) **KNOW ALL MEN BY THESE PRESENTS:**

Shelby County

)

That in consideration of **One Hundred Fifty-Seven Thousand Dollars and Zero cents (\$157,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **RC Birmingham, LLC** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto the **Jean-Jacques Vitrac Living Trust, U/A dated July 28, 2017** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 24, according to the Survey of Hampton Square, as recorded in Map Book 42, page 114 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

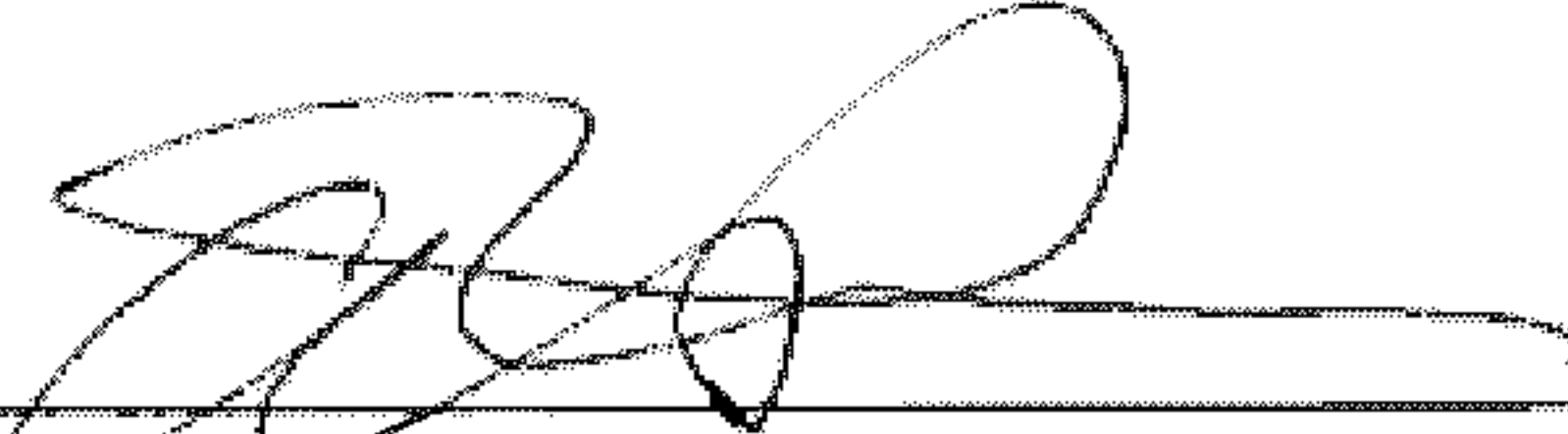
Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and/or assigns forever.

And we do for ourselves and for our successors, administrators and or assigns covenant with the said Grantee, its successors and/or assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and for our successors, administrators and or assigns shall warrant and defend the same to the said Grantee, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **29th** day of **August, 2019**.

RC Birmingham, LLC

By:  (SEAL)
Amanda Adcock, Sales Manager

State of ALABAMA)

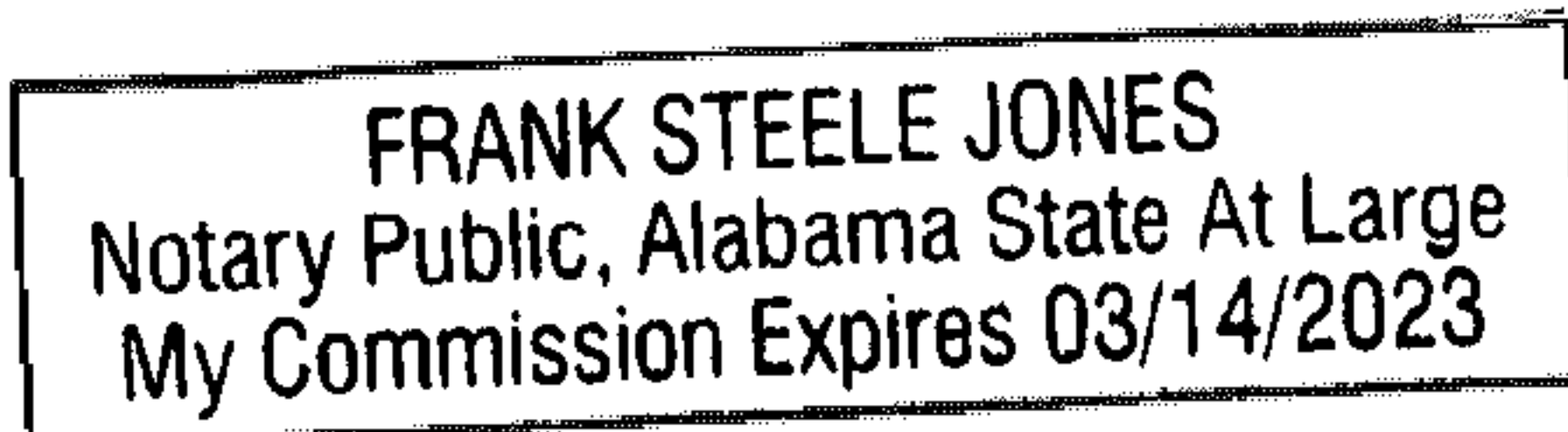
General Acknowledgment

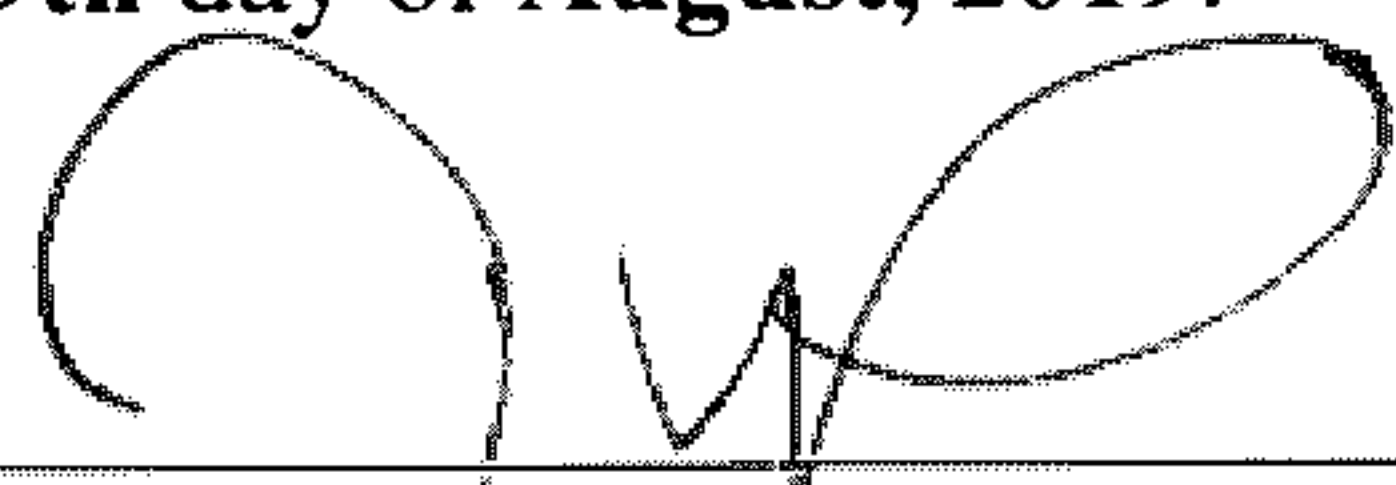
JEFFERSON County)

I, FRANK STEELE JONES, a Notary Public in and for said County, in said State, hereby certify that **RC Birmingham, LLC**, by and through its Sales Manager, **Amanda Adcock**, whose name 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, with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this the **29th** day of **August, 2019**.

(SEAL)




Notary Public
My Commission Expires: 3/14/20th23

FILE NO: 2019302

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 2111 Parkview Office Cir.
Suite 200
Hoover, AL 35244

Grantee's Name Jean Jacques Vitrac, Living Trust
Mailing Address Po Box 407
Valley Springs, CA 95252

Property Address 211 Maggie Way
Calera, AL 35040

Date of Sale 8/29/19
Total Purchase Price \$ 157,000

or
Actual Value \$

or
Assessor's Market Value \$

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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 8/29/19

Print Suzanna Brooke Deaton

Unattested

(verified by)

Sign

(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
09/11/2019 10:18:17 AM
\$185.00 CHERRY
20190911000333400

Alicia S. Bayl