

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

Send Tax Notice to:
Kathryn A. Arnone
Ernest G. Frazier
192 Dallas Lane
Montevallo, AL 35115

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of One Hundred Sixty-five Thousand Eight Hundred Fifty-five & no/100
----- (\$ 165,855.00-----)

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 Kathryn A. Arnone and Ernest G. Frazier, (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.

\$132,684.00 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 23rd day of December, 20 19.

RC BIRMINGHAM, LLC

By: _____

Amanda Adcock

Its: _____

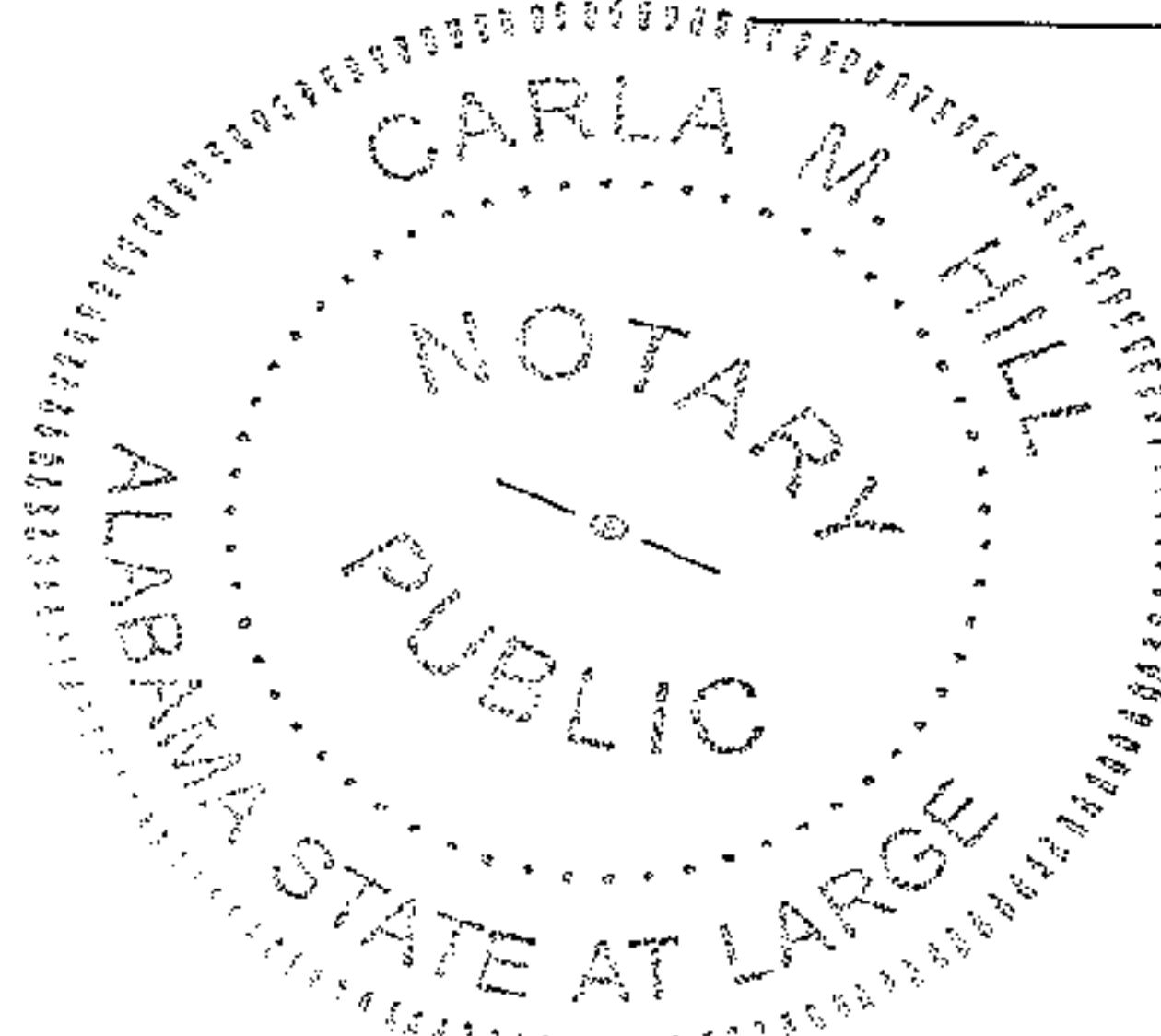
Manager

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 23rd day of December, 2019.

My Commission Expires: 3/23/23



Carla M Hill
Notary Public

Exhibit "A"
Property Description

Lot 127, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded Map Book 51, page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
3. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Instrument #20061212000600970, in the Probate Office of Shelby County, Alabama.
5. Title to any portion lying within public roads.
6. Any road rights of ways.
7. Declaration of Covenants and Restrictions for The Lakes at Hidden Forest, a residential subdivision as recorded in Instrument #20061120000567220 and Instrument #20190517000170760, in the Probate Office of Shelby County, Alabama.
8. Hypothication Agreement recorded 01/26/2018 in Instrument #20180126000027420.
9. Assignment of Agreements, Permits, Licenses and Approvals recorded on 01/26/2018 in Instrument #20180126000027430.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/02/2020 11:24:17 AM
 \$61.50 CHARITY
 20200102000001520

Allen S. Bayl

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 _____

Grantee's Name Ernest G. Frazier and Kathryn A. Arnone
 Mailing Address _____

Property Address 192 Dallas Lane
Montevallo, AL 35115

Date of Sale December 23, 2019
 Total Purchase Price \$165,855.00

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: December 23, 2019

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one