

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

Send Tax Notice to:
Jeffery Keith Benson
Lynda Hightower
128 Patriot Point Dr
Montevallo, AL 35115

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of One Hundred Fifty-eight Thousand One Hundred Seventy-eight & no/100
----- (\$ 158,178.00-----)

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 Jeffery Keith Benson and Lynda Hightower, (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.

\$155,312.00 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 20th day of December, 20 19.

RC BIRMINGHAM, LLC

By: _____

Amanda Adcock

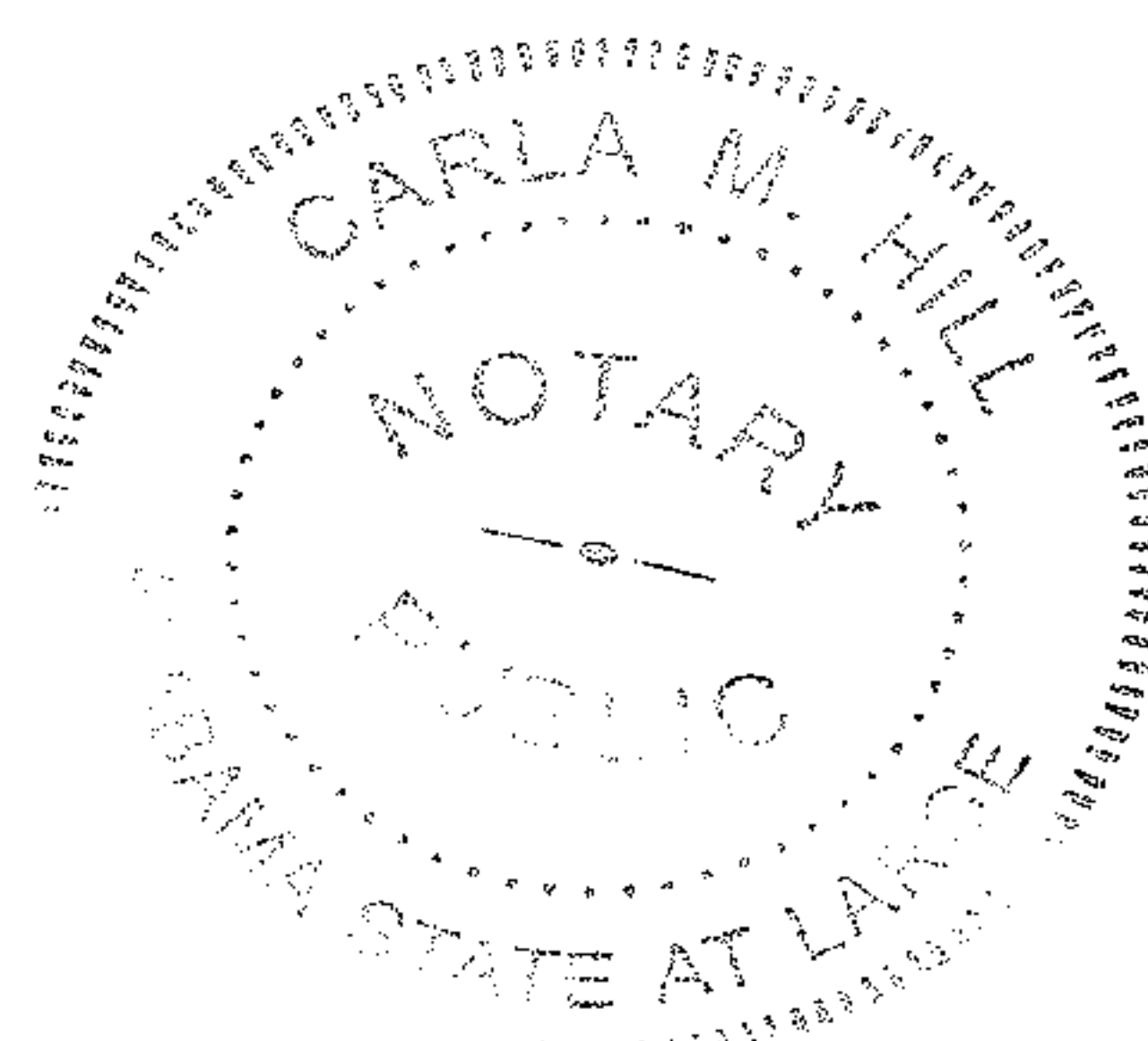
Its: Manager

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 20th day of December, 20 19.

My Commission Expires: 3/23/23



Carla M Hill
Notary Public

Exhibit "A"
Property Description

Lot 17-A according to the re-survey of Patriot Point Lots 5-28, as shown on map or plat recorded in Map Book 49, Page 78, 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 Resurvey of Patriot Point, as recorded in Map Book 49, page 78, in the Probate Office of Shelby County, Alabama.
3. Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens for Patriot Point as recorded in Instrument #20070711000325140 and amended in Instrument #20080505000181860 in the Probate Office of Shelby County, Alabama.
4. Articles of Incorporation of Patriot Point Residential Association, Inc. as recorded in Instrument #20070509000217720 in the Probate Office of Shelby County, Alabama.
5. Easement to Montevallo Water and Sewer Board as recorded in Instrument #20090304000077760 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Instrument #20040418000180090 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
Mailing Address _____Grantee's Name Jeffery Keith Benson and Lynda Hightower
Mailing Address _____Property Address 128 Patriot Point Dr
Montevallo, AL 35115Date of Sale December 20, 2019Total Purchase Price \$158,178.00

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 20, 2019

Joshua L. Hartman

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
01/02/2020 11:35:59 AM
\$31.00 CHARITY
20200102000001660

Alli S. Byrd

Form RT-1