

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

Send Tax Notice To:
Sonia Ellison
170 Dallas Lane
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of ONE HUNDRED FORTY NINE THOUSAND TWO HUNDRED SIXTY AND NO/100 --
(\$ 149,260.00-----) 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 Sonia Ellison ----- (herein referred to as
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$150.767.00 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 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 19 day of December, 2019.

RC BIRMINGHAM, LLC

By: 
Amanda Adcock
Its: Manager

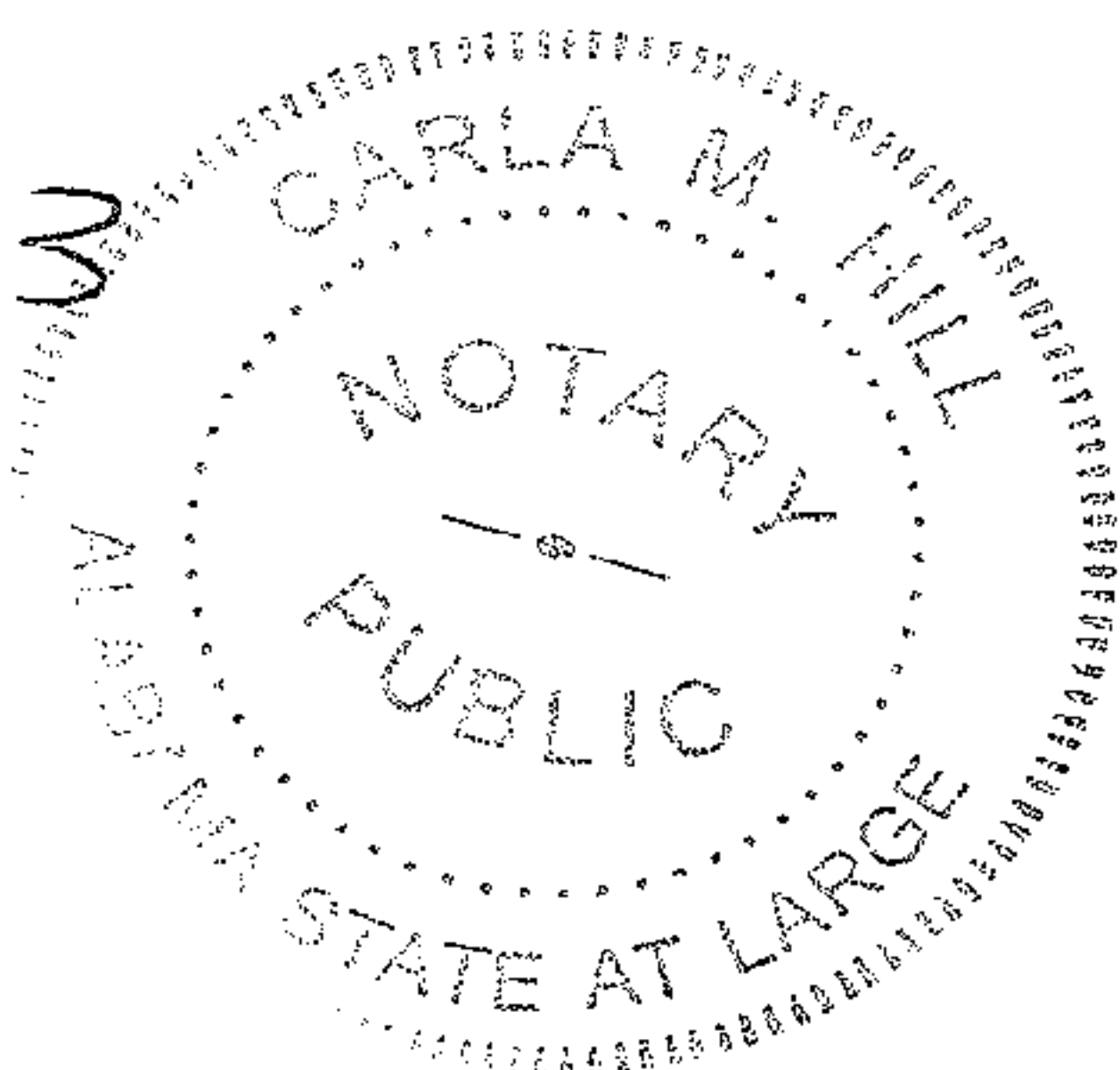
STATE OF ALABAMA)

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 19 day of December, 2019.

My Commission Expires: 3/23/23




Notary Public

Exhibit "A"
Property Description

Lot 122, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded in 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.

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 Sonia Ellison
Mailing Address _____Property Address 170 Dallas Ln.
Montevallo, AL 35115Date of Sale December 19, 2019Total Purchase Price \$149,260.00

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 12/19/2019Print Josanna Louis / Agent☐ 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 11:37:47 AM
\$29.00 CHERRY
20200102000001700

Allen S. Byrd