

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

Send Tax Notice To:  
Mariah N. Tolbert  
508 Margaret Lane  
Calera, AL 35040

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
  
SHELBY COUNTY )

That in consideration of One Hundred Fifty-four Thousand Nine Hundred Ninety & no/100  
(\$ 154,990.00----- ) 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 Mariah N. Tolbert (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


The entire 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 13th day of December, 2019.

RC BIRMINGHAM, LLC

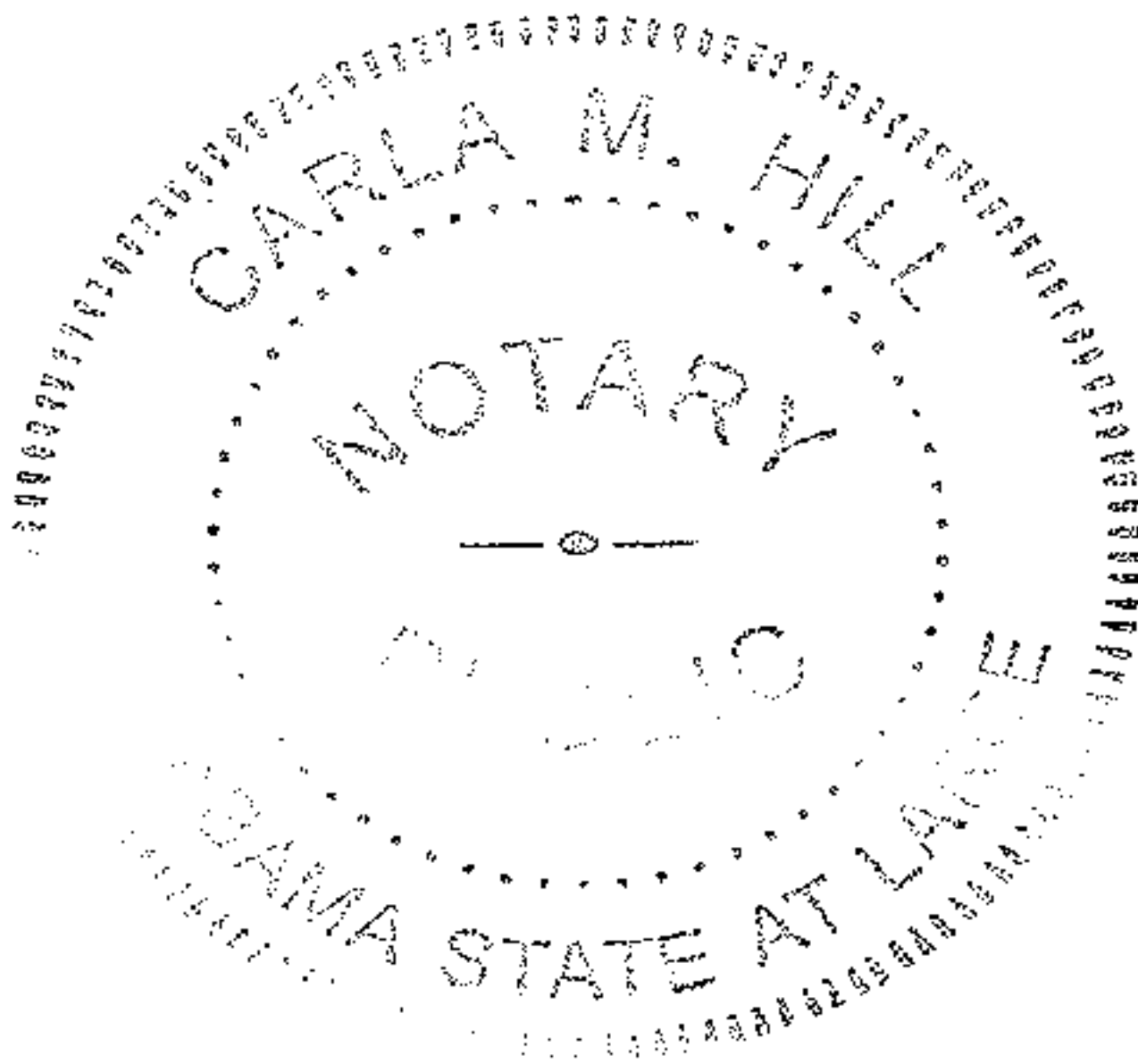
By:   
Amanda Adcock  
Its: Manager


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 13th day of December, 2019.

My Commission Expires: 03/23/23



  
Notary Public

**Exhibit "A"**  
**Property Description**

Lot 54, according to the Map of Hampton Square, as recorded in Map Book 42, page 114, 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 Hampton Square, as recorded in Map Book 42, page 114, in the Probate Office of Shelby County, Alabama.
3. Permits and easement(s) to Alabama Power Company as recorded in Deed Book 48, Page 589; Deed Book 188, Page 48; Deed Book 206, Page 194 and Deed Book 206, Page 218.
4. Right of way granted to Shelby County as set forth in Deed Book 51, Page 342 and Deed Book 72, Page 521, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to BellSouth Telecommunications, Inc. as set forth in Instrument No. 20060630000315730, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20071108000516810, as recorded in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company as recorded in Instrument No. 20071114000522000, in the Probate Office of Shelby County, Alabama.
8. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20090630000252520; Instrument No. 20120210000050420 and amended in Instrument No. 20120620000216810 and Instrument No. 20150324000092110, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
9. Right of way granted to City of Calera as set forth in Instrument No. 20111102000328930, in the Office of the Judge of Probate 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 Mariah N. Tolbert  
Mailing Address \_\_\_\_\_Property Address 508 Margaret Lane  
Calera, AL 35040Date of Sale December 13, 2019  
Total Purchase Price \$154,990.00

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 12, 2019

Joshua L. Hartman

Sign \_\_\_\_\_

(Grantor/Grantee/ Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by) \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2020 01:13:18 PM  
\$29.00 CHARITY  
20200102000002280

Alicia S. Boud