

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

Send Tax Notice to:  
Robert Fitzgerald Thomas  
Herneshyia Thomas  
331 Maggie Way  
Calera, AL 35040

**STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of One Hundred Fifty-four Thousand Nine Hundred and 37/100-----  
----- (\$ 154,900.37-----)  
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  
Robert Fitzgerald Thomas and Herneshyia Thomas,  
(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.


\$152,093.00 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 17th day of  
January, 20 20.

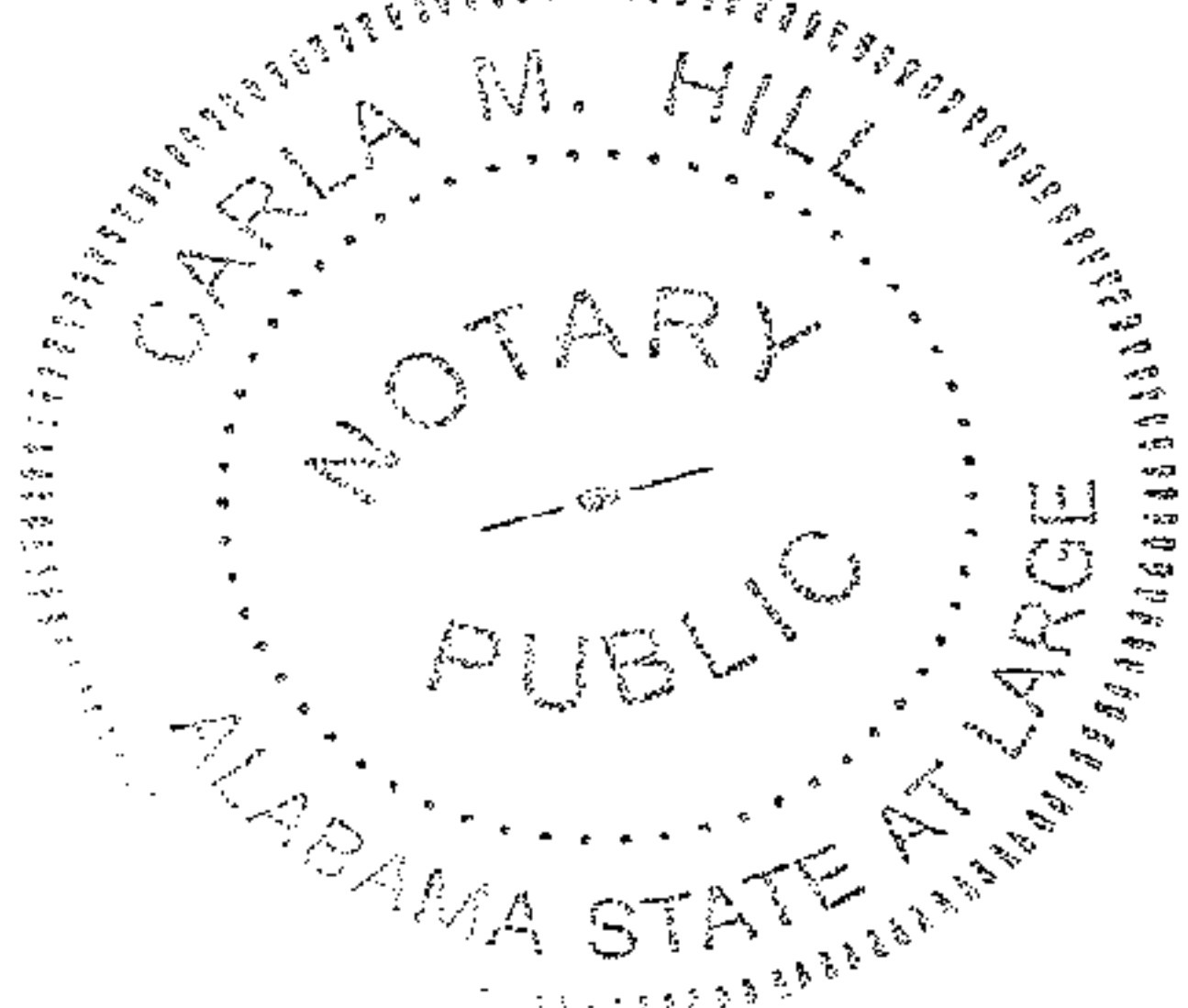
RC BIRMINGHAM, LLC

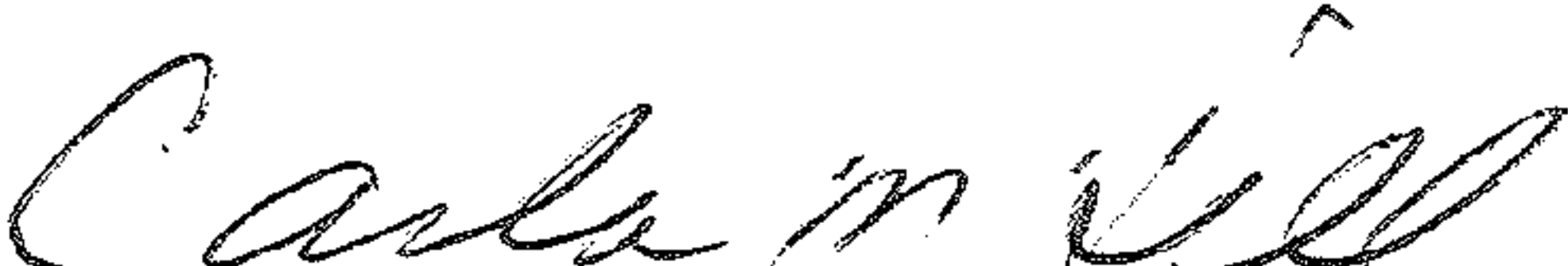
By:   
Amanda Adcock  
Its: Manager

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 17th day of January,  
20 20.  
My Commission Expires: 3/23/23



  
Notary Public

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

Lot 29, 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 Robert Fitzgerald Thomas and  
Herneshya Thomas

Mailing Address \_\_\_\_\_

Property Address 331 Maggie Way  
Calera, AL 35040Date of Sale January 17, 2020Total Purchase Price \$154,900.37

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: January 17, 2020

Joshua L. Hartman

Sign \_\_\_\_\_

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
~~Judge of Probate, Shelby County Alabama, County~~  
Clerk (verified by)  
Shelby County, AL  
01/21/2020 09:30:41 AM  
\$31.00 MIST  
20200121000026380

Alli S. Bayl

**Form RT-1**