

WARRANTY DEED

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Forty Two Thousand Dollars (\$142,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **RC Birmingham, LLC**, (herein referred to as grantor), grant, bargain, sell and convey unto **Jeremy Griffin**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 59, according to the Amended Survey of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.**

For ad valorem tax purpose only, the address for the above described property is 147 Cambridge Park Drive, Montevallo, AL 35115.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 5<sup>th</sup> day of November, 2019.

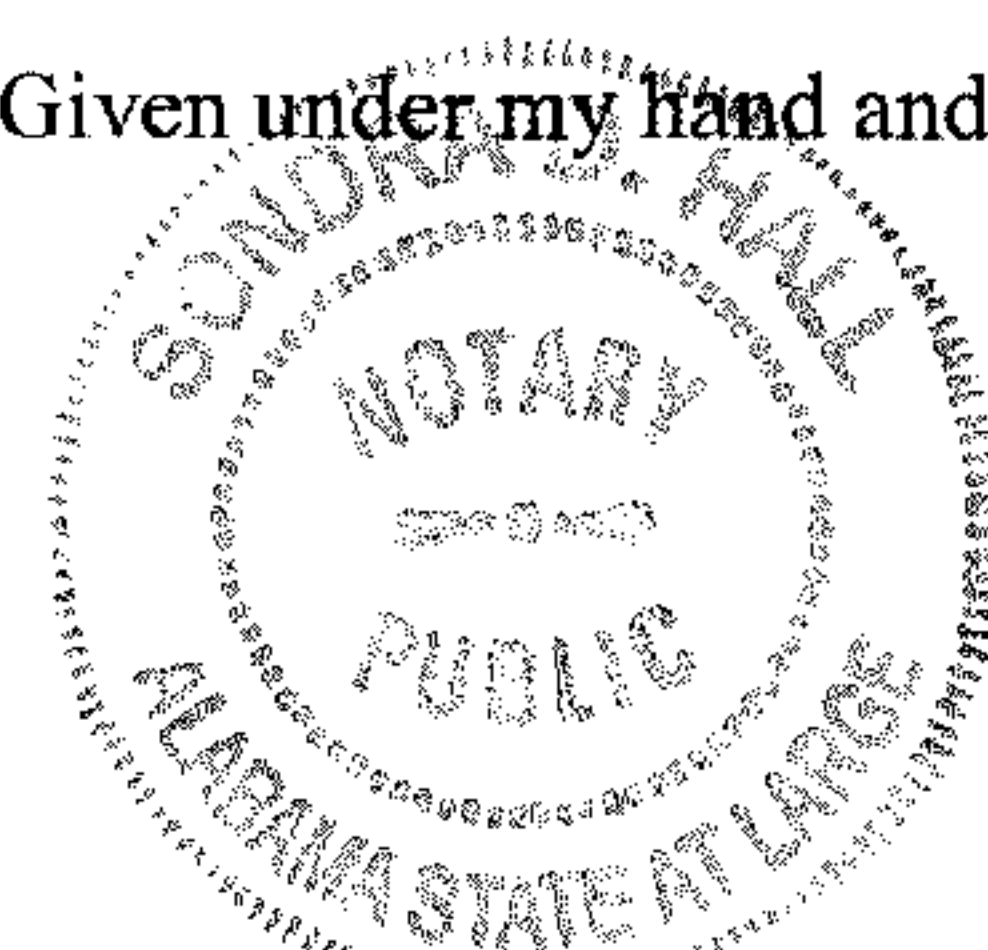
**RC Birmingham, LLC**

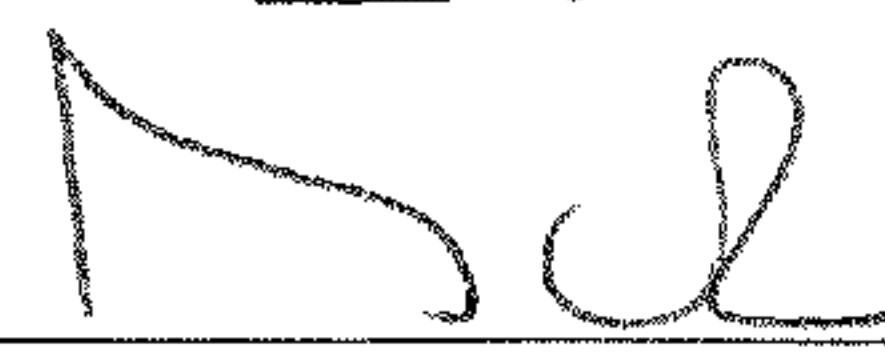
  
\_\_\_\_\_  
**Amanda Adcock, Authorized Signatory**

STATE OF ALABAMA        )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Amanda Adcock, Authorized Signatory for RC Birmingham, LLC, whose name 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 officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of November, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/14/20

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

**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 P. O. Box 10560  
Fayetteville, AR 72703

Grantee's Name Jeremy Griffin  
 Mailing Address 227 Aiokoa Street  
Kailua, HI 96734

Property Address 147 Cambridge Park Drive  
Montevallo, AL 35115

Date of Sale 11/05/2019

Total Purchase Price \$ 142,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/26/2020 01:27:12 PM  
 \$53.50 CHERRY  
 20200226000075720

*Alvin S. Byrd*

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 Appraisal  
☒ Sales Contract 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 \_\_\_\_\_

Print Leanne G. Ward

Unattested \_\_\_\_\_

Sign *Leanne G. Ward*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)