

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

Send Tax Notice To:
Dennis W. Holder, Jr.
116 Cambridge Park Drive
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100-----
(\$ 144,900.00-----) 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 DENNIS W. HOLDER, JR ----- (herein referred to as
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


\$142,274.00 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 16 day of March, 2020.

RC BIRMINGHAM, LLC

By: 
Amanda Adcock
Its: Manager

STATE OF ALABAMA)

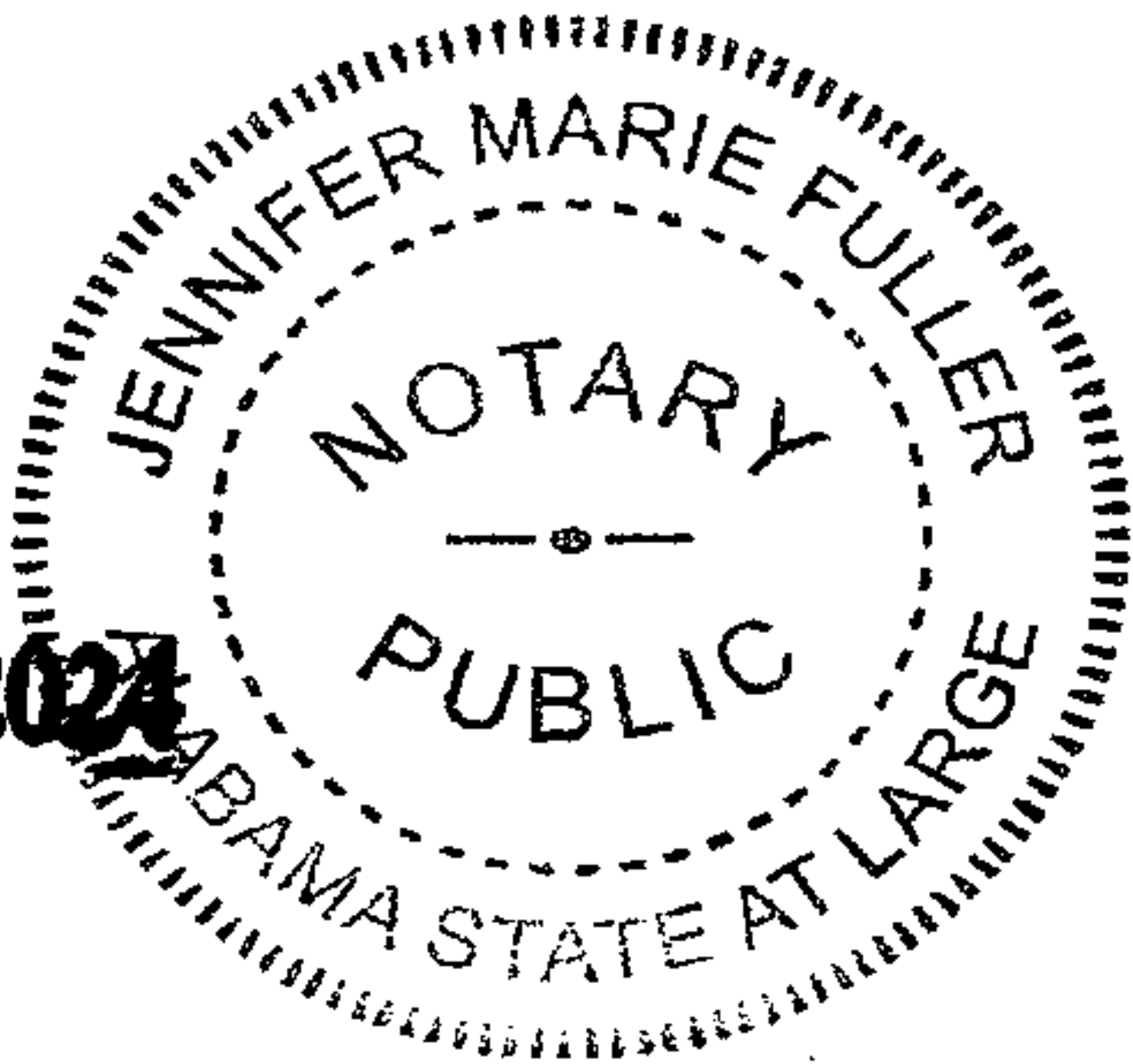
JEFFERSON COUNTY)

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 16 day of March, 2020.

My Commission Expires:

y Commission Expires January 3, 2024





Notary Public

Exhibit "A"
Property Description

Lot 15, according to the Amended Survey of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, 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 Cambridge Park Subdivision, as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Alabama Power Company as recorded in Book 141, Page 325; Book 165, Page 539 & Instrument No. 20061212000600990.
4. Right of Way to Bellsouth Telecommunications Inc DBA AT&T as recorded in Instrument No. 20070817000388930.
5. Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023380, in the Probate Office of Shelby County, Alabama.
6. Assignment of Declarant Rights relating to the Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023400, 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	<u>RC Birmingham, LLC</u>	Grantee's Name	<u>Dennis Holder, Jr.</u>
Mailing Address	<u>PO BOX 10560</u> <u>FAYETTEVILLE, AR 72703</u>	Mailing Address	
Property Address	<u>116 Cambridge Park Dr</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>March 16, 2020</u>
		Total Purchase Price	<u>\$144,900.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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	<u>03/16/2020</u>	Print	<u>JOSHUA LOUIS HARTMAN</u>
<input type="checkbox"/> Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2020 09:09:49 AM
\$31.00 CHERRY
20200317000103940

Allen S. Beryl