

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

Send Tax Notice To:  
James Z. Eddings  
Gloria A. Crauswell  
248 Hillcrest Drive  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
  
SHELBY COUNTY )

That in consideration of One Hundred Fifty-nine Thousand Nine Hundred and no/100-----  
(\$ 159,900.00-----) 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 James Z. Eddings and Gloria A. Crauswell (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

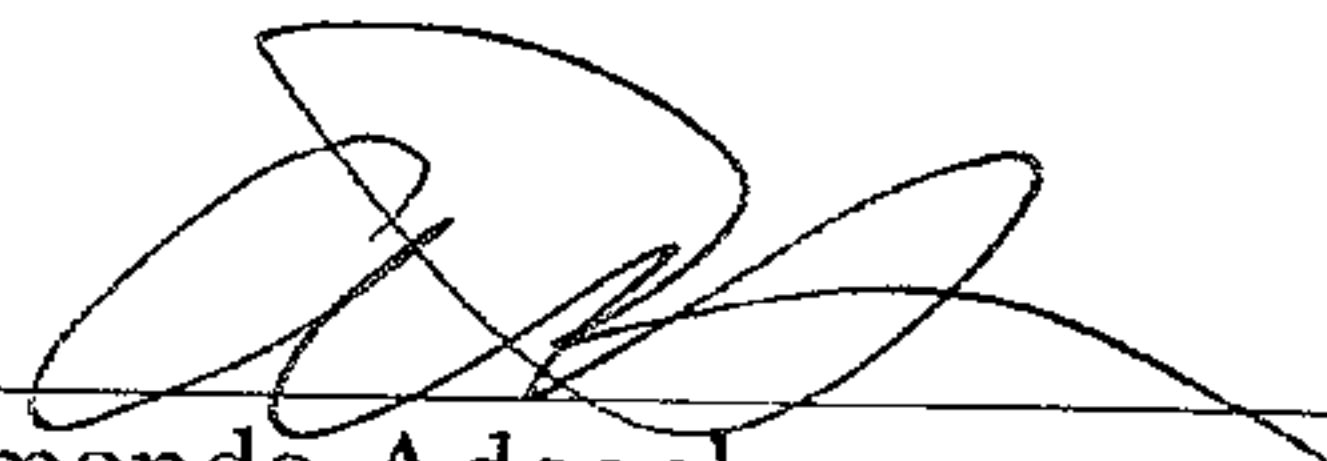
\$137,260.00 of the purchase price recited above has been paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

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 20th day of March, 2020.

RC BIRMINGHAM, LLC

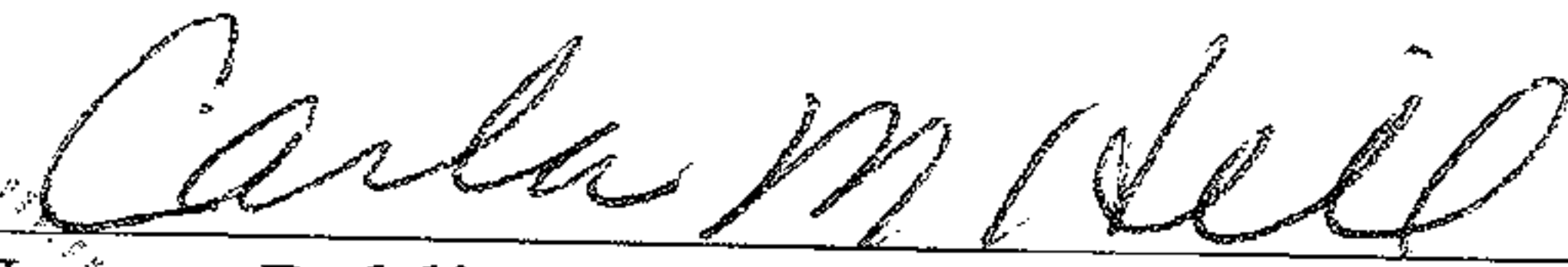
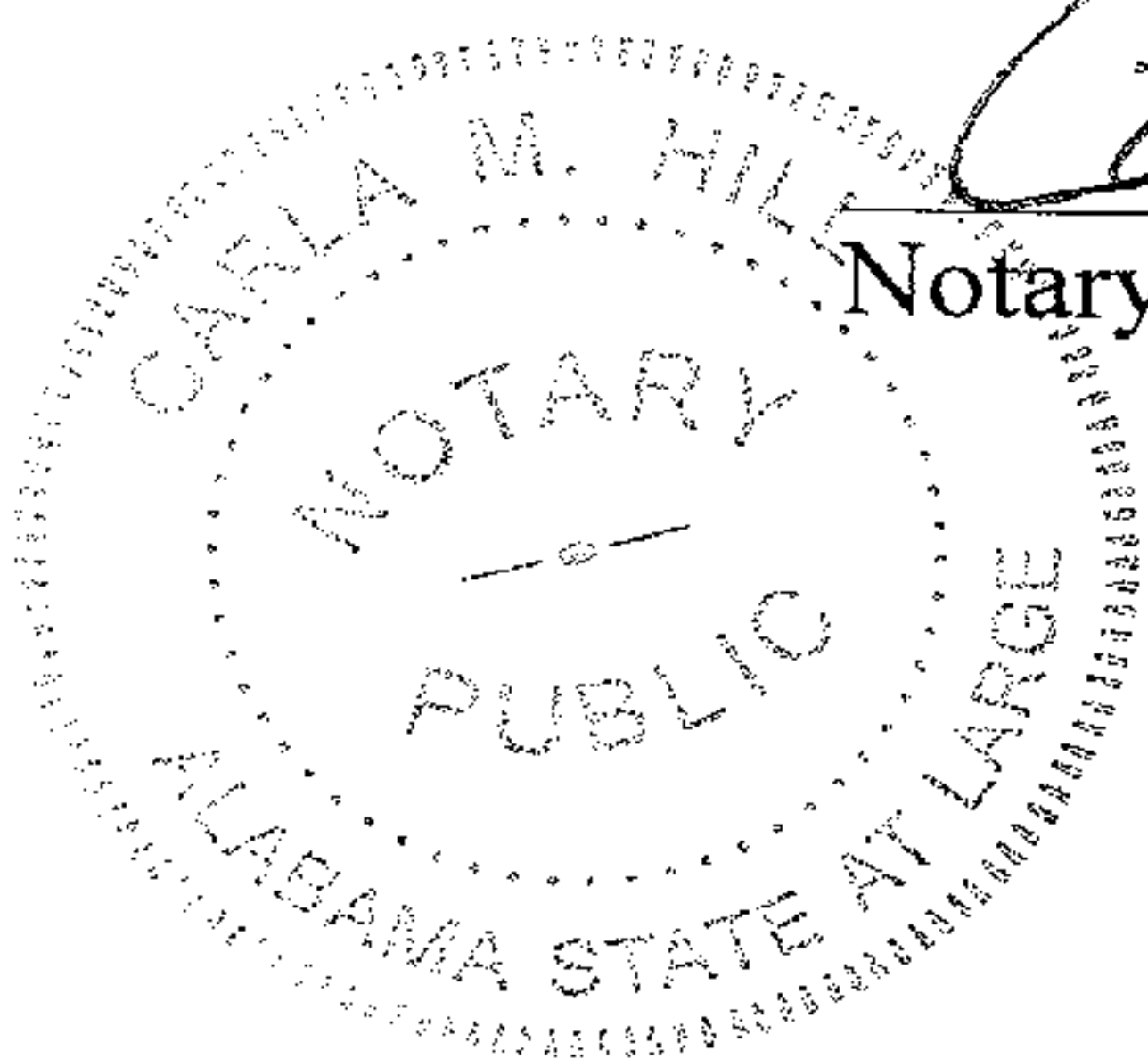
By:   
Amanda Adcock  
Its: Manager

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 20th day of March, 2020.

My Commission Expires: 03/23/23

  
Notary Public  


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

Lot 215, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded 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.
8. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of The Lakes at Hidden Forest Phase 3, as recorded in Map Book 51, page 1, 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>James Z. Eddings and Gloria A. Crauswell</u>
Mailing Address	<u>PO BOX 10560</u> <u>FAYETTEVILLE, AR 72703</u>	Mailing Address	
Property Address	<u>248 Hillcrest Dr</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>March 20, 2020</u>
		Total Purchase Price	<u>\$159,900.00</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).

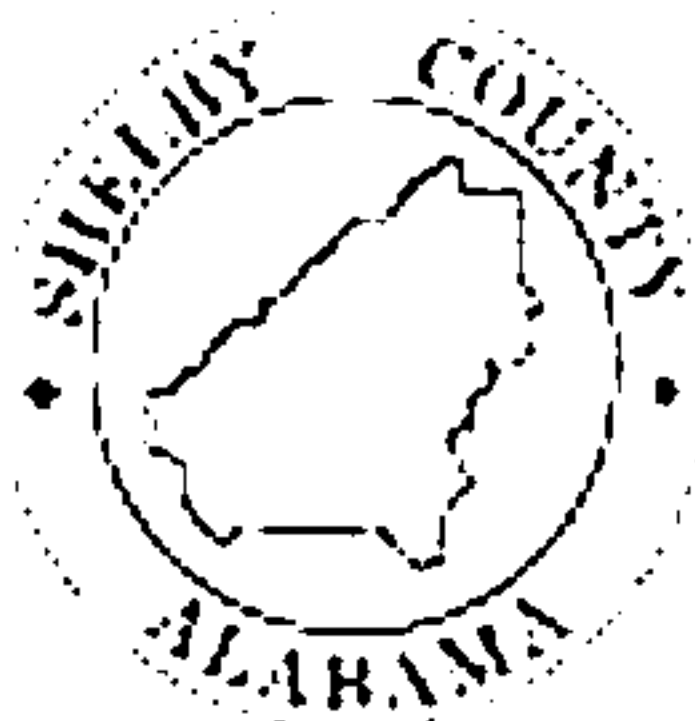
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: March 20, 2020

☐ Unattested  
☐ (verified by)

Joshua L. Hartman  
Sign  
(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  
03/24/2020 08:06:03 AM  
\$51.00 CHERRY  
20200324000115210

Allen S. Bayl