

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

Send Tax Notice To:  
Kevin Michael Nelson  
155 Cambridge Park Dr.  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED**

**20200403000131970**  
**04/03/2020 03:59:09 PM**  
**DEEDS 1/3**

STATE OF ALABAMA )  
  
SHELBY COUNTY )

That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED AND NO/100  
(\$ 158,900.00 ) 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 Kevin Michael Nelson (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

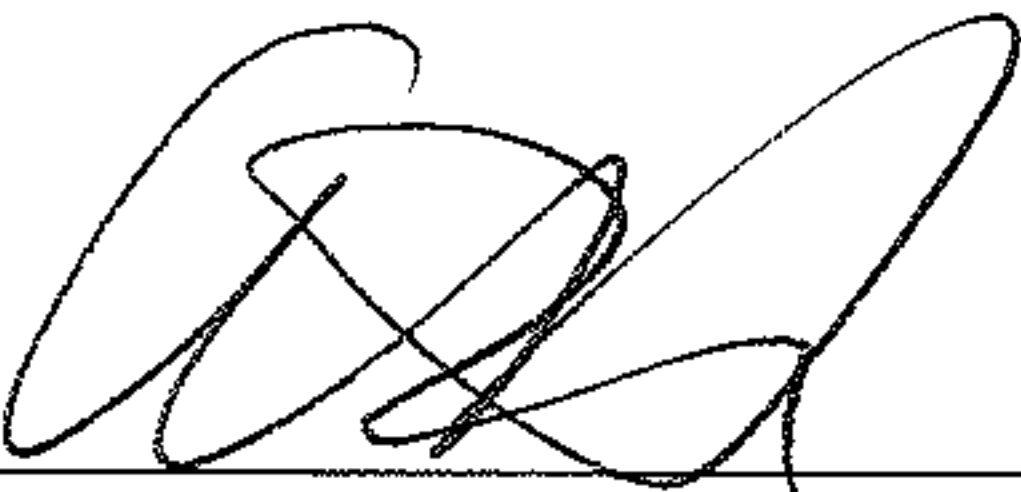
\$156,021.00 of the purchase price recited above has been paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

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 31st day of March, 2020.

RC BIRMINGHAM, LLC

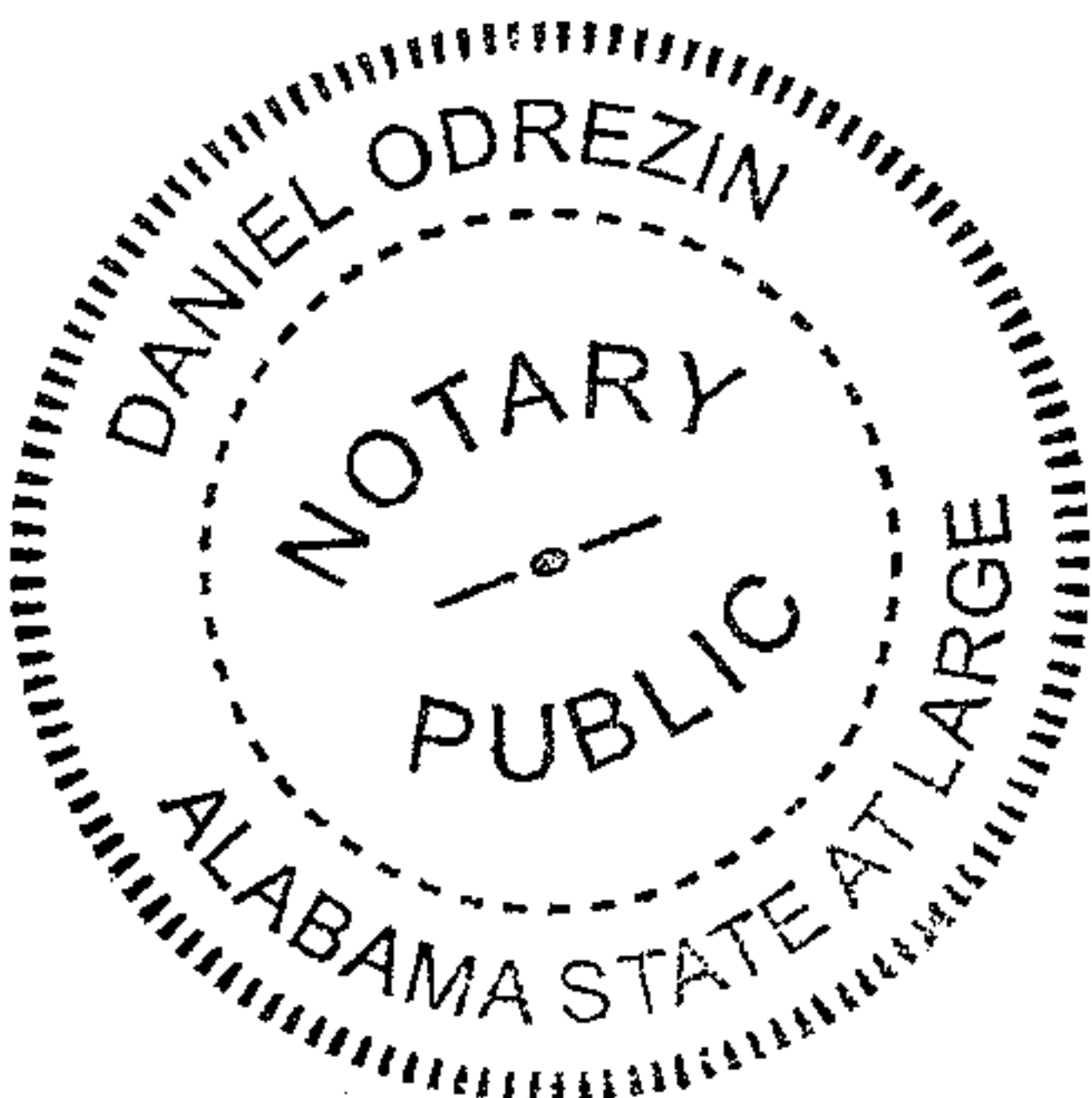
By:   
Amanda Adcock  
Its: Manager

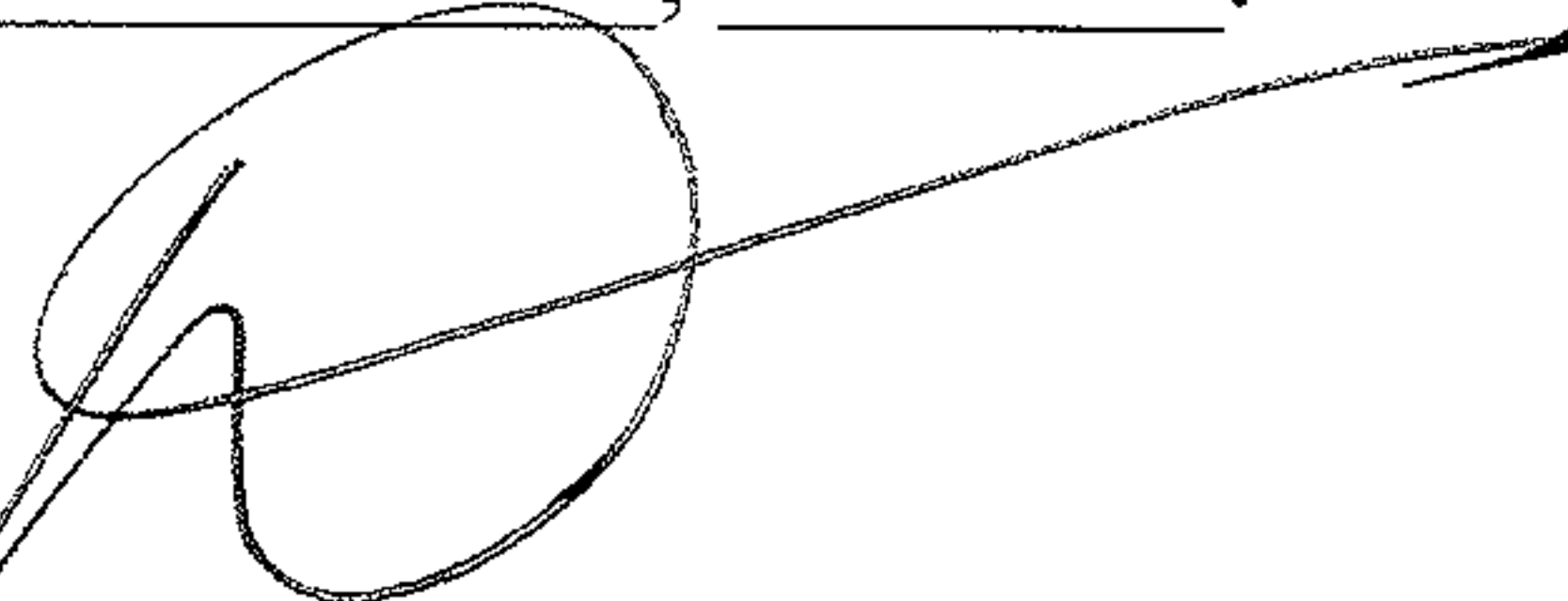
STATE OF ALABAMA )  
  
JEFFERSON COUNTY )

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 31st day of March, 2020.

My Commission Expires: 4/3/22



  
Notary Public

**EXHIBIT "A"**  
**Property Description**

**Closing Date:** March 31, 2020

**Buyer(s):** Kevin Michael Nelson

**Property Address:** 155 Cambridge Park Dr, Montevallo, AL 35115

**PROPERTY DESCRIPTION:**

Lot 61, according to the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.

Subject to all matters of record.

## 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 PO BOX 10560  
FAYETTEVILLE, AR 72703

Grantee's Name Kevin Michael Nelson  
 Mailing Address \_\_\_\_\_

Property Address 155 Cambridge Park Dr  
Montevallo, AL 35115

Date of Sale March 31, 2020  
 Total Purchase Price \$158,900.00  
 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  
X Closing Statement  
 \_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other: \_\_\_\_\_

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: 03/31/2020

Print: 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  
 04/03/2020 03:59:09 PM  
 \$31.00 JESSICA  
 20200403000131970



*Alvin S. Bayl*

**Form RT-1**