20200507000180440 05/07/2020 02:50:59 PM DEEDS 1/3

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

Send Tax Notice To:
Osiris Alejandro Amaro Rodriguez
115 Cambridge Park Dr.
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)
That in consideration of One Hundred Forty One Thousand Nine Hundred and NO/100 (\$_141,900.00) 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 Osiris Alejandro Amaro Rodriguez (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$137,164.00 of the above purchase price is in the form of a mortgage executed and recorded 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 _30th _ day of _ April
By: Amanda Adcock
STATE OF ALABAMA) Its: Manager
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 30^{+1} day of $April$, 2020.
My Commission Expires: 4/3/22 Notary Public Notary Public

20200507000180440 05/07/2020 02:50:59 PM DEEDS 2/3

Exhibit "A" Property Description

Lot 53, 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.

20200507000180440 05/07/2020 02:50:59 PM DEEDS 3/3

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, an Alabama limited liability company	Grantee's Name Mailing Address	Osiris Alejandro Amaro Rodriguez
Mailing Address Property Address 115 Cambridge Park Dr Montevallo, AL 35115	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>
The purchase price or actual value claimed on this fe (check one) (Recordation of documentary evidence		following documentary evidence:
	ppraisal ther:	
Closing Statement If the conveyance document presented for recordation the filing of this form is not required.	on contains all of the requ	ired information referenced above,
	istructions	
Grantor's name and mailing address - provide the na and their current mailing address.	ame of the person or perso	ons conveying interest to property
Grantee's name and mailing address - provide the national being conveyed.	ame of the person or perso	ons to whom interest to property is
Property address - the physical address of the proper which interest to the property was conveyed.	erty being conveyed, if ava	ilable. Date of Sale - the date on
Total purchase price - the total amount paid for the conveyed by the instrument offered for record.	purchase of the property,	both real and personal, being
Actual value - if the property is not being sold, the conveyed by the instrument offered for record. This appraiser or the assessor's current market value.		
If no proof is provided and the value must be determined current use valuation, of the property as determined valuing property for property tax purposes will be a Alabama 1975 § 40-22-1 (h).	l by the local official charg	ged with the responsibility of
I attest, to the best of my knowledge and belief that accurate. I further understand that any false statement penalty indicated in Code of Alabama 1975 § 40-22	ents claimed on this form i	
Date Print		
Unattested	Sign	
(verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County	(Grantor/Gran	ntee/ Owner/Agent) circle one

Form RT-1

Clerk

Shelby County, AL

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