This instrument was prepared by:

Joshua L. Hartman P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Dawnell Murphy West and Abigail Rose Moss 191 Cambridge Park Dr Montevallo, AL 35115

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED SEVENTY AND 00/100 DOLLARS (\$150,570.00) to the undersigned grantor, RC Birmingham, LLC, Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Dawnell Murphy West and Abigail Rose Moss, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 66, 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

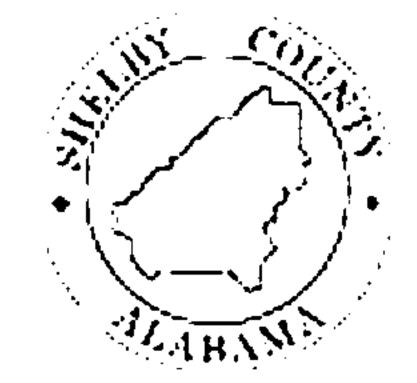
\$152,090.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, 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.

20200629000266610 06/29/2020 02:46:01 PM DEEDS 2/3

20200629000266610 06/29/2020 02:46:01 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2020 02:46:01 PM

\$29.00 JESSICA

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	PO BOX 10560		Grantec's Name	Dawnell Murphy West and Abigail Rose Moss
	FAYETTEVILLE. AR 72703		Mailing Address	
Property Address	191 Cambridge Park Dr Montevallo, AL 35115		Date of Sale Total Purchase Price	<u>June 19, 2020</u> <u>\$150,570.00</u>
			Or Actual Value Or	<u>S</u>
			Assessor's Market Valu	e <u>S</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)				
Bill of S	 -	Appraisal		
Sales Co	ntract	Other:		
Closing S	Statement			<u> </u>
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
		Instructio	ns	
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.				
conveyed by the	f the property is not being sold e instrument offered for record assessor's current market valu	l. This may be	• •	both real and personal, being appraisal conducted by a licensed
current use valu	nation, of the property as determined to a second section of the property tax purposes will be a second second section.	mined by the I	ocal official charg	of fair market value, excluding ed with the responsibility of pe penalized pursuant to Code of
accurate. I furth	est of my knowledge and believer understand that any false stand in Code of Alabama 1975 §	atements clain		in this document is true and nay result in the imposition of the
Date	Print			
Unattest		unk	Sign (Granton Grant	ce/ Owner/Agent) circle one