This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to: Stephanie McCray 268 Hidden Trace Court

Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND TWO HUNDRED EIGHTY AND 00/100 DOLLARS (\$187,280.00) 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 Stephanie McCray (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$189,141.00 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.

20210329000154180 03/29/2021 10:39:34 AM DEEDS 2/3

IN WITNESS WHEREOF, the said Grantor, to execute this conveyance, hereto set it of March, 2021.	, by its Authorized Representative, who is authorized its signature and seal, this the day	
	RC Birmingham, LLC, an Alabama Limited Liability Company By: Name: Jayson Williams Its: Manager	
STATE OF ALABAMA)		
JEFFERSON COUNTY)		
JAYSON WILLIAMS, whose name as Limited Liability Company, whose name	and for said County, in said State, hereby certify that Manager of RC Birmingham, LLC, an Alabama is signed to the foregoing conveyance and who is this day that, being informed of the contents of the arily on the day the same bears date.	
Given under my hand and official sea	nd this 25th day of March, Notary Public	
Notary rubite		
My commission expires: $4/3/22$	OTAPLIA CONTRACTOR OF THE PROPERTY OF THE PROP	

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	RC Birmingham PO BOX 10560 FAYETTEVILLE, AR 72703	Grantee's Name Mailing Address	Stephanie McCray
Property Address	268 Hidden Trace Court Montevallo, AL 35115	Date of Sale Total Purchase Price Or	March 25, 2021 \$187,280.00
		Actual Value Or	\$
		Assessor's Market Va	lue \$
* 1	orice or actual value claimed ecordation of documentary e		e following documentary evidence:
		Appraisal	
Sales Co	ontract	Other:	
Closing	Statement		
•	ace document presented for a serious s	recordation contains all of the req	uired information referenced above,
		Instructions	
	and mailing address - provint mailing address.	de the name of the person or pers	ons conveying interest to property
Grantee's name being conveyed		de the name of the person or pers	ons to whom interest to property is
<u> </u>	ss - the physical address of to the property was conveye	·	ailable. Date of Sale - the date on
-	price - the total amount paid the instrument offered for reco	d for the purchase of the property, ord.	both real and personal, being
conveyed by th		•	, both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as dety ty for property tax purposes	termined by the local official char	te of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furt	pest of my knowledge and be her understand that any false ed in Code of Alabama 1975		d in this document is true and may result in the imposition of the
Date	25/21 Print	Dairiel Odreziu	
Unattes		Sign	
Clerk Shelby County, AL 03/29/2021 10:39:3	ords Shelby County Alabama, County	(Grantor/Gra	ntee/Owner/Agent) circle one
S29.00 CHERRY 2021032900015418	0		Form RT-1

Form RT-1