20210601000265240
06/01/2021 11:18:00 AM
DEEDS 1/3

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

Send tax notice to:
Leacroft Lawrence McKay
255 Hidden Trace Ct
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND SIX HUNDRED THIRTY AND 00/100 DOLLARS ($185,630.00)** to the undersigned grantor, **Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021 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 **Leacroft Lawrence McKay** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, 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

$189,899.00 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 Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of May, 2021.

Rausch Coleman Homes Birmingham, LLC, as
Successor in Interest to RC Birmingham, LLC by
Plan of Merger filed in the Office of the Secretary of
State of Alabama on March 12, 2021

By: Katie McWilliams
Its: Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Katie McWilliams**, whose name as Manager of Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021, whose name 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2021.

Notary Public

My Commission Expires:
4/3/22

NOTARY PUBLIC
DAWN L. DORSEY
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021
Mailing Address PO BOX 10560
FAYETTEVILLE, AR 72703

Property Address 255 Hidden Trace Ct
Montevallo, AL 35115

Grantee's Name Leacroft Lawrence McKay
Mailing Address

Date of Sale May 28, 2021
Total Purchase Price $185,630.00
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
_____ 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 5/28/21 Print Daniel Odrezin

_____ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/ Owner/Agent) circle one

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/01/2021 11:18:00 AM
$29.00 JOANN
20210601000265240

Form RT-1