This instrument was prepared by:

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

Send tax notice to:

Domingo Ayala and Eva E. Ayala 159 Briarfield Lane Calera, AL 35040

## STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF Shelby)

EIGHTY AND 00/100 DOLLARS (\$224,880.00) to the undersigned grantor, Rausch Coleman Homes Birmingham LLC, an Alabama 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 Domingo Ayala and Eva E. Ayala, (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 56, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO ALL MATTERS OF RECORD

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.

## 20210902000429630 09/02/2021 02:07:45 PM DEEDS 2/3

> 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 30 day of August, 2021.

Notary Public

OF ALARMAN

My Commission Expires: 05/25/2025

## Real Estate Sales Validation Form

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

Mailing Address PO BOX 10569 Foresteville, AR 22703 Property Address 159 Briarfield Lane Calera. AL 35040 Cor Actual Value Cor Core Closing Statement  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 - provide the name of the person or persons to whom interest to property and their current mailing address - provide the name of the person or persons to whom interest to property and their current 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 appraisar 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).  Date 8/36/2021 Print Address Sign Granter Owner Genthicide one	Grantor's Name	Rausch Coleman Homes Birmingham	Grantee's Name	Domingo Ayala and Eva E. Ayala	
Property Address   159 Briarfield Lane   Calera, Al. 35040   Cor   Actual Value   \$   Cor   Core   Core	Mailing Address		Mailing Address		
Property Address 159 Briarfield Lame Calera, Al. 35040  Total Purchase Price \$224,880.00  Actual Value \$  Nessestor'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 Appraisal Sales Contract Other:  Closing Statement  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.  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.  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 Coce of Alabama 1975 § 40-22-1 (h).  Pate \$\frac{8}{30} \frac{1}{20} \frac{2}{2} \text{Print} \frac{And secure Beyan T}{20} \frac{1}{20} \frac{1}{20} \text{Print} \frac{And secure Beyan T}{20} \frac{1}{20} \text{Print} \frac{And secure Beyan T}{20} \frac{1}{20} \frac		Fayetteville, AR 72703	Date of Sale	August 30 2021	
Calera, AL 35040  Actual Value Or Assessor's Murket Value \$	Property Address	159 Briarfield Lane			
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