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

Send tax notice to: Evan Cloyd Hurdle 133 Coleman Way Calera, AL 35040

SOURCE OF TITLE: Deed Book Page or Instrument #20230724000221320

## STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 DOLLARS (\$257,000.00) to the undersigned grantor, Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Evan Cloyd Hurdle (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Final Plat of Camden Park, Phase 3, Sector One, as recorded in Map Book 58, pages 32 A & B, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO ALL MATTERS OF RECORD

\$257,000.00 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 \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2024.

> Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company

> > My Commission Expires

April 3, 2026

Its: Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

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, an Alabama Limited Liability Company, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>m</sup> day of Mauch Notary Public My commission expires: DANIEL ODREZIN



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2024 02:43:33 PM
\$29.00 JOANN
20240322000079150

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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 Rausch Coleman Homes Birmingha	m, Grantee's Name <u>Evan Cloyd Hurdle</u> Mailing Address <u>133 Coleman Way</u>
Mailing Address <u>4058 N. College Street</u> Suite 300	Calera, AL 35040
Fayetteville, AR 72703	Date of Sale March 22, 2024 Total Purchase Price \$257,000.00
Property Address <u>133 Coleman Way</u> <u>Calera, AL 35040</u>	Or Actual Value <u>\$</u> Or
	Assessor's Market Value \$
The purchase price or actual value claimed on this former) (Recordation of documentary evidence is not re	rm can be verified in the following documentary evidence: (check quired)
Bill of Sale Sales Contract X Closing Statement	Appraisal Other:
If the conveyance document presented for recordation of this form is not required.	n contains all of the required information referenced above, the filing
Grantor's name and mailing address - provide the nat current mailing address.	Instructions ne of the person or persons conveying interest to property and their
Grantee's name and mailing address - provide the nation conveyed.	ne of the person or persons to whom interest to property is being
Property address - the physical address of the proper interest to the property was conveyed.	y being conveyed, if available. Date of Sale - the date on which
Total purchase price - the total amount paid for the p the instrument offered for record.	urchase of the property, both real and personal, being conveyed by
	ne value of the property, both real and personal, being conveyed by need by an appraisal conducted by a licensed appraiser or the
valuation, of the property as determined by the local	ined, the current estimate of fair market value, excluding current use official charged with the responsibility of valuing property for vill be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).
	he information contained in this document is true and accurate. I on this form may result in the imposition of the penalty indicated in
Date: March 22, 2024	Print: Shownon, Anderson
Unattested(verified by)	Sign South What (Grantor/Grantee/ Owner (Agent) sircle one

Form RT-1