

Send tax notice to:
Birmingham LD, L.L.C.
c/o Rausch Coleman Homes
4058 N. College, Ste. 300 Box 9
Fayetteville, AR 72703
Attn: _____

This Instrument Prepared By:
Virginia S. Boliek
Law Office of Virginia Boliek, LLC
1301 Panorama Drive
Birmingham, AL 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt thereof is hereby acknowledged, **SAVANNAH DEVELOPMENT, INC.**, an Alabama corporation, whose mailing address is 2086B Valleydale Terrace, Birmingham, AL 35244 (hereinafter referred to as "Grantor"), does grant, bargain, sell and convey unto **BIRMINGHAM LD, L.L.C.**, an Alabama limited liability company, whose mailing address c/o Rausch Coleman Homes, 4058 N. College, Ste. 300 Box 9, Fayetteville, AR 72703 (hereinafter referred to as "Grantee"), the real estate described in **Exhibit A** which is attached hereto and made a part hereof as if set out fully herein and situated in Shelby County, Alabama.

To have and to hold unto the said Grantee, its successors and assigns forever.

Grantor makes no warranty of covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Signature page to follow.

IN WITNESS WHEREOF, Grantor have hereunto set its hand and seal on May 10, 2019.

GRANTOR:

SAVANNAH DEVELOPMENT, INC.

By: Susan G. Tucker
Susan G. Tucker
Its: President

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Susan G. Tucker, whose name as President of **SAVANNAH DEVELOPMENT, INC.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily as the act of said corporation.

Given under my hand and official seal on this 10th day of May, 2019.

Virginia S. Boliek
Notary Public
Virginia S. Boliek
Printed Name

(NOTARY SEAL)

MY COMMISSION EXPIRES OCTOBER 14, 2019

My Commission Expires: _____

EXHIBIT A

REAL PROPERTY

Parcel One:

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West; thence run North 88 degrees 06 minutes 31 seconds West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17 a distance of 556.06 feet to an iron pin found; thence North 88 degrees 10 minutes 12 seconds West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West a distance of 2088.73 feet to an iron pin found; thence North 3 degrees 01 minutes 14 seconds East 2654.72 feet along the East line of the Timbertrace Subdivision, as recorded in Map Book 13, Page 51 in the Probate Office of Shelby County, Alabama, to an iron pin found at the Southwest corner of Lot 3 of said subdivision; thence South 88 degrees 42 minutes 35 seconds East a distance of 268.27 feet to an iron pin found at the Southeast corner of said Lot 3; thence South 88 degrees 40 minutes 15 seconds East a distance of 1038.65 feet to an iron pin found; thence South 2 degrees 23 minutes 18 seconds West a distance of 1351.78 feet; thence South 88 degrees 50 minutes 46 seconds East a distance of 1313.54 feet; thence South 2 degrees 35 minutes 08 seconds West a distance of 1330.27 feet to the point of beginning.

Parcel Two:

A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and thence run South 2 degrees 35 minutes 01 seconds East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 549.37 feet to a point lying on the Northerly right of way line of Shelby County Highway No. 16; thence North 89 degrees 51 minutes 25 seconds West along said right of way line a distance of 562.50 feet; thence leaving said right of way line North 1 degrees 49 minutes 17 seconds West a distance of 566.08 feet to a point lying on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 88 degrees 06 minutes 31 seconds East along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 556.06 feet to the point of beginning.

LESS & EXCEPT:

1. Taxes for the year 2019 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Volume 240, Page 822 and Volume 281, Page 884.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Savannah Development, Inc.	Grantee's Name	Birmingham LD, L.L.C.
Mailing Address	2086B Valleydale Terrace Birmingham, AL 35244	Mailing Address	c/o Rausch Coleman Homes 4058 N. College, Ste. 300 Box 9 Fayetteville, AR 72703
Property Address	See Exhibit A	Date of Sale	May <u>13</u> , 2019
		Total Purchase Price	\$ 750,000
		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 5/10/2019

SAVANNAH DEVELOPMENT, INC.

Print Susan G. Tucker, President

Unattested

(verified by)

Sign

Susan G. Tucker
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT A

REAL PROPERTY

Parcel One:

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West; thence run North 88 degrees 06 minutes 31 seconds West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17 a distance of 556.06 feet to an iron pin found; thence North 88 degrees 10 minutes 12 seconds West along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 2 West a distance of 2088.73 feet to an iron pin found; thence North 3 degrees 01 minutes 14 seconds East 2654.72 feet along the East line of the Timbertrace Subdivision, as recorded in Map Book 13, Page 51 in the Probate Office of Shelby County, Alabama, to an iron pin found at the Southwest corner of Lot 3 of said subdivision; thence South 88 degrees 42 minutes 35 seconds East a distance of 268.27 feet to an iron pin found at the Southeast corner of said Lot 3; thence South 88 degrees 40 minutes 15 seconds East a distance of 1038.65 feet to an iron pin found; thence South 2 degrees 23 minutes 18 seconds West a distance of 1351.78 feet; thence South 88 degrees 50 minutes 46 seconds East a distance of 1313.54 feet; thence South 2 degrees 35 minutes 08 seconds West a distance of 1330.27 feet to the point of beginning.

Parcel Two:

A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and thence run South 2 degrees 35 minutes 01 seconds East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 549.37 feet to a point lying on the Northerly right of way line of Shelby County Highway No. 16; thence North 89 degrees 51 minutes 25 seconds West along said right of way line a distance of 562.50 feet; thence leaving said right of way line North 1 degrees 49 minutes 17 seconds West a distance of 566.08 feet to a point lying on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 88 degrees 06 minutes 31 seconds East along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 556.06 feet to the point of beginning.

LESS & EXCEPT:

1. Taxes for the year 2019 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Volume 240, Page 822 and Volume 281, Page 884.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2019 08:13:55 AM
\$28.00 CHERRY
20190515000163690

Allen S. Boyd