

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Rausch Coleman Homes
Birmingham, LLC
4058 North College St., Ste 300
Fayetteville, AR 72703

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Million and no/100 Dollars (\$3,000,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **STONEBRIAR PROPERTIES, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **RAUSCH COLEMAN HOMES BIRMINGHAM, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property herein described being a portion of the same property conveyed by Jack Donovan and Wade Boothe to Stonebriar Properties, LLC by deed dated April 18, 2017, and recorded in Instrument Number 20170418000131650.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$5,252,250.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.


This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who are authorized to execute this conveyance, has hereunto set its signature and seal this 11 day of February, 2020.

STONEBRIAR PROPERTIES, LLC


BY: Michelle Donovan
ITS: Managing Member


BY: Wade Boothe
ITS: Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA NORWOOD, a Notary Public in and for said County, in said State, hereby certify that **MICHELLE DONOVAN**, whose name as **Managing Member** and **WADE BOOTHE**, whose name as **Member** of **STONEBRIAR PROPERTIES, LLC**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11 day of February, 2020.

CHRISTINA NORWOOD
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2023



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, and 111, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Stonebriar Properties, LLC	Grantee's Name	Rausch Coleman Homes
Mailing Address	3590-B Highway 31 South, PMB178 Pelham, AL 35124	Mailing Address	Birmingham, LLC 4058 North College St, Ste 300 Fayetteville, AR 72703
Property Address	91 Lots in Stonebriar Calera, AL 35040	Date of Sale	February 11, 2020
		Total Purchase Price \$	3,000,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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. 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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2020 02:21:11 PM
\$29.00 CHERRY
20200212000059680

Allen S. Bayl