

20200804000328770
08/04/2020 09:09:27 AM
DEEDS 1/3

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

Send tax notice to:
Sandra C. Denaburg
189 Briarfield Ln
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED TWENTY AND 00/100 DOLLARS (\$179,320.00)** 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 **Sandra C. Denaburg** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 50, 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

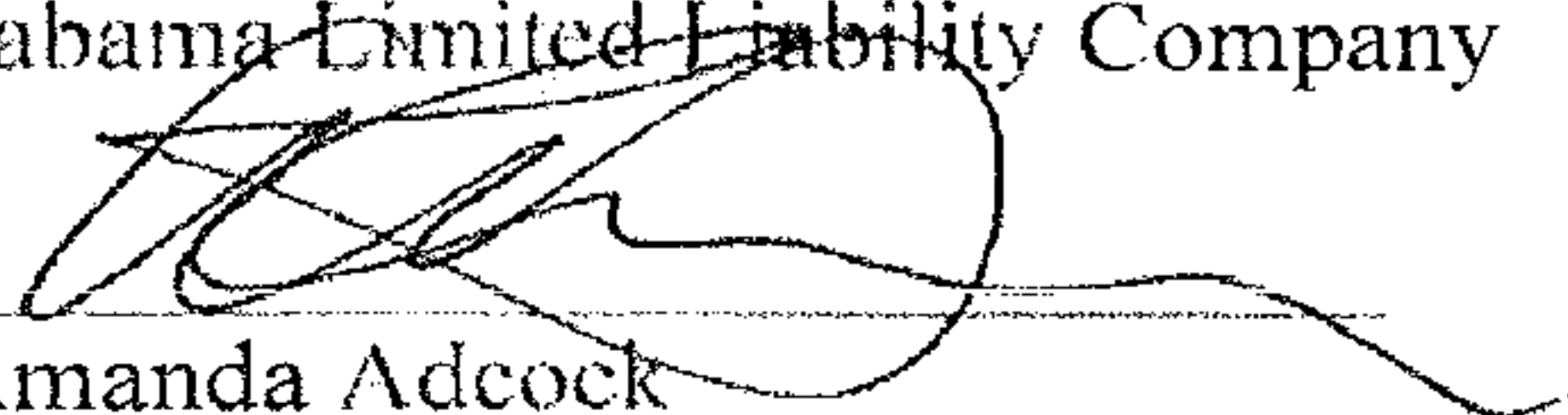
\$170,354.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand and seal this 30th day
of July, 2020.


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


By: Amanda Adcock
Its: Manager

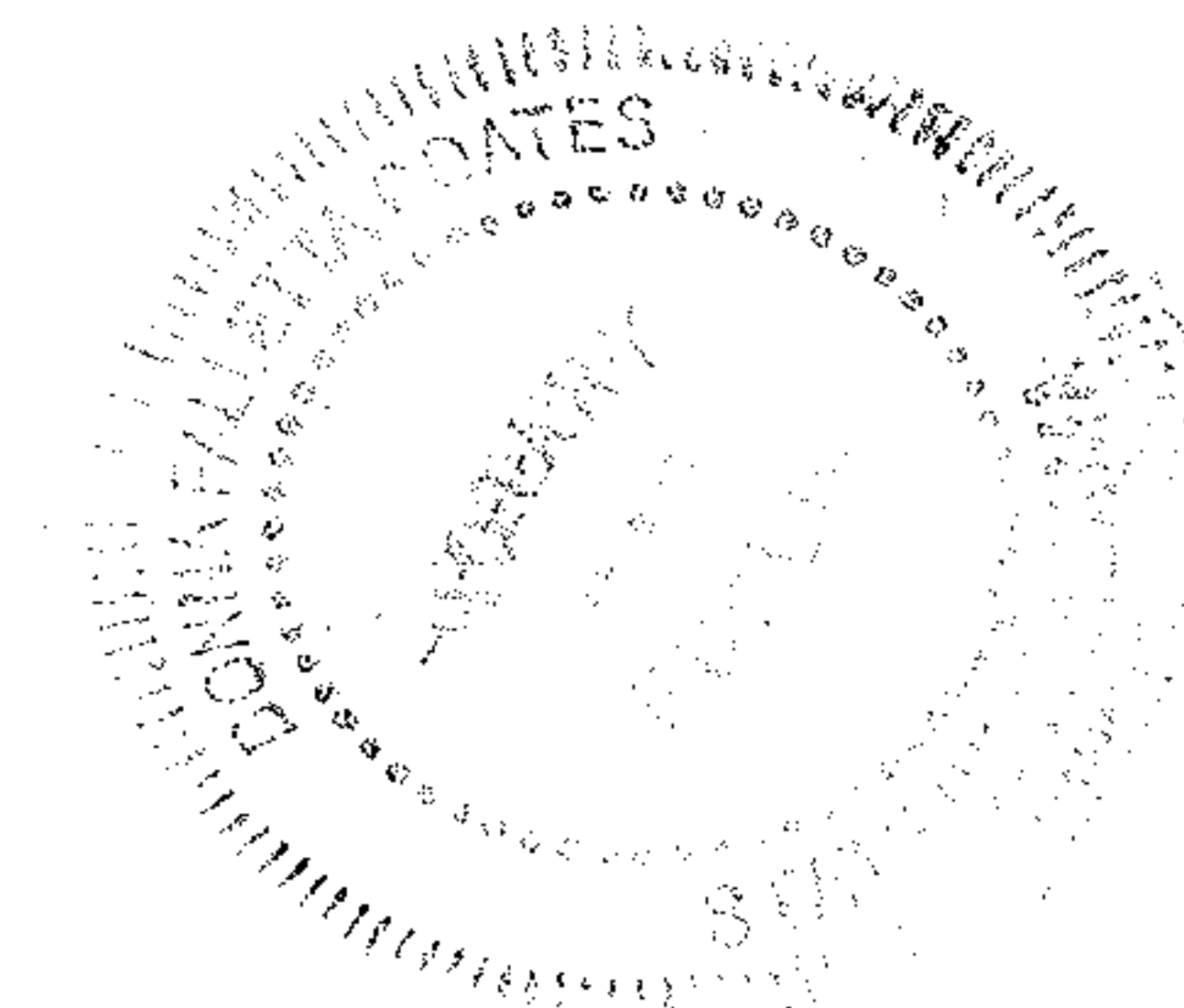
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **AMANDA ADCOCK**, 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 30th day of July,
2020.


Notary Public

My Commission Expires: 09.03.2021



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name RC Birmingham, LLC,
Mailing Address _____Grantee's Name Sandra C. Denaburg
Mailing Address _____Property Address 189 Briarfield Ln
Calera, AL 35040Date of Sale July 30, 2020
Total Purchase Price \$179,320.00Or
Actual Value \$ _____Or
Assessor's Market Value \$ _____Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 09:09:27 AM
\$37.00 CHERRY
20200804000328770*Amis Bayl*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☐ Appraisal
☐ Other: _____☐ Closing StatementIf 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 7-30-20Print Sandra C. Denaburg☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one