This instrument was prepared by:

Joshua L. Hartman Heights Title, LLC P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:
Resha Grace and Darian Holt
207 Briarfield Ln
Calera, AL 35040

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND ONE HUNDRED SEVENTY AND 00/100 DOLLARS (\$189,170.00) 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 Resha Grace and Darian Holt, (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 45, 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

\$170,261.00 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this <u>384</u> day of <u>10 for</u>. 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  $\frac{28\%}{28\%}$  day of  $\frac{62\%}{28\%}$ .

2020.

Notary Public

My Commission Expires:

My Commission Expires January 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2020 09:47:23 AM
\$47.00 MISTI
20201102000493410

# 20201102000493410 11/02/2020 09:47:23 AM DEEDS 3/3

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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 Birmingham, LLC		's Name Address	Resha Grace and Darian Holt 207 Briarfield Ln	
Mailing Address PO BOX 10560 FAYETTEVILLE, AR 72703			Calera, AL 3	
Property Address 207 Briarfield Ln  Calera, AL 35040		archase Price	October 28, 2 e \$189	2020 9,170,00
		Or or's Market V	Value <u>\$</u>	
The purchase price or actual value claimed on this for one) (Recordation of documentary evidence is not required)		ı the followi	ng documenta	ry evidence: (check
	Appraisal Other:	·•··		T-100 Film 4 - 0 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
If the conveyance document presented for recordation of this form is not required.	contains all of the	required info	ormation refer	enced above, the filing
	Instructions	······································		
Grantor's name and mailing address - provide the nam current mailing address.	e of the person or p	ersons conv	reying interest	to property and their
Grantee's name and mailing address - provide the name conveyed.	e of the person or p	ersons to w	hom interest t	o property is being
Property address - the physical address of the property interest to the property was conveyed.	being conveyed, if	f available. I	Date of Sale -	the date on which
Total purchase price - the total amount paid for the puthe the instrument offered for record.	rchase of the prope	rty, both rea	l and personal	, being conveyed by
Actual value - if the property is not being sold, the true the instrument offered for record. This may be evident assessor's current market value.	• •	•	~	
If no proof is provided and the value must be determing valuation, of the property as determined by the local opposery tax purposes will be used and the taxpayer was	fficial charged with	the respons	sibility of valu	ing property for
I attest, to the best of my knowledge and belief that the further understand that any false statements claimed of Code of Alabama 1975 § 40-22-1 (h).				
Date: <u>October 28, 2020</u>	Print: J	oshua V IIa	rtman	
T T		OsmarL. Ha		
Unattested (verified by)	Sign((	Grantor/Gran	ytee/Owner/A	gent) circle one
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