

This instrument was prepared by:
Joshua L. Hartman
Hartman, Springfield & Walker, LLP

Send tax notice to:
Shajuanna Lee
199 Briarfield Ln
Calera, AL 35040

P. O. Box 846
Birmingham, Alabama 35201

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED TWENTY AND 00/100 DOLLARS (\$216,820.00)** 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 **Shajuanna Lee** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, 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

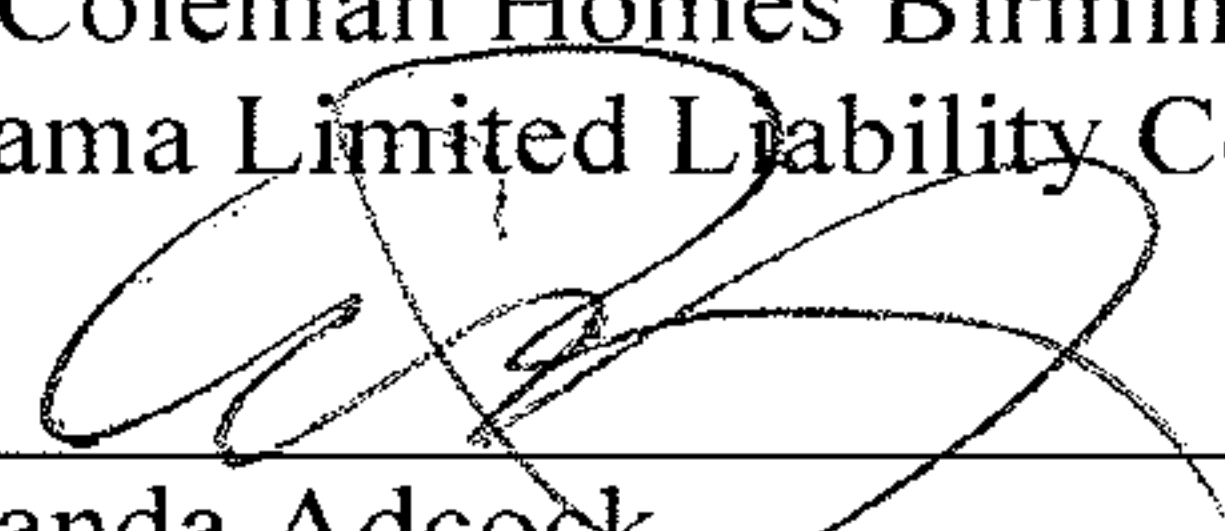
\$219,010.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 28th day of October, 2020.

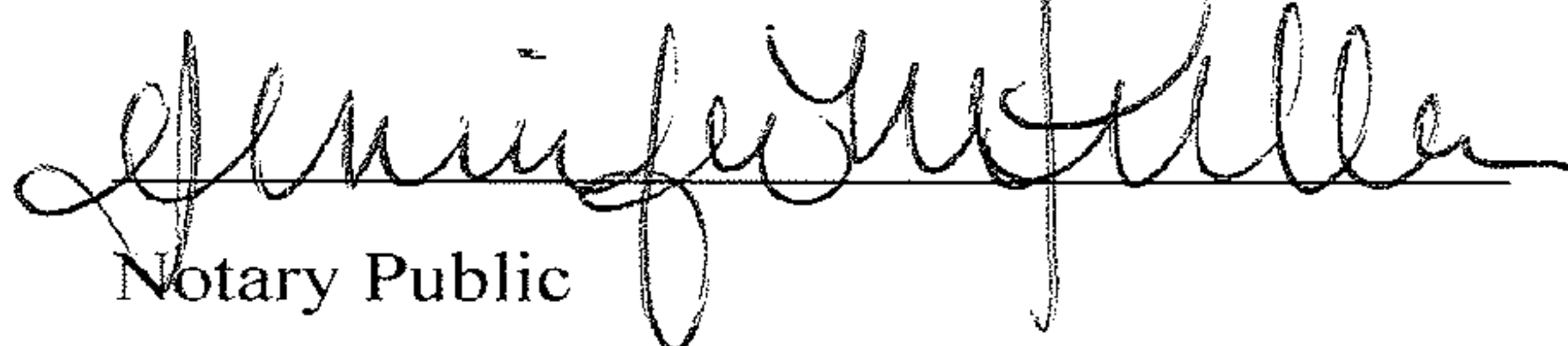
Rausch Coleman Homes Birmingham, LLC,
an Alabama Limited Liability Company


By: Amanda Adcock
Its: Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

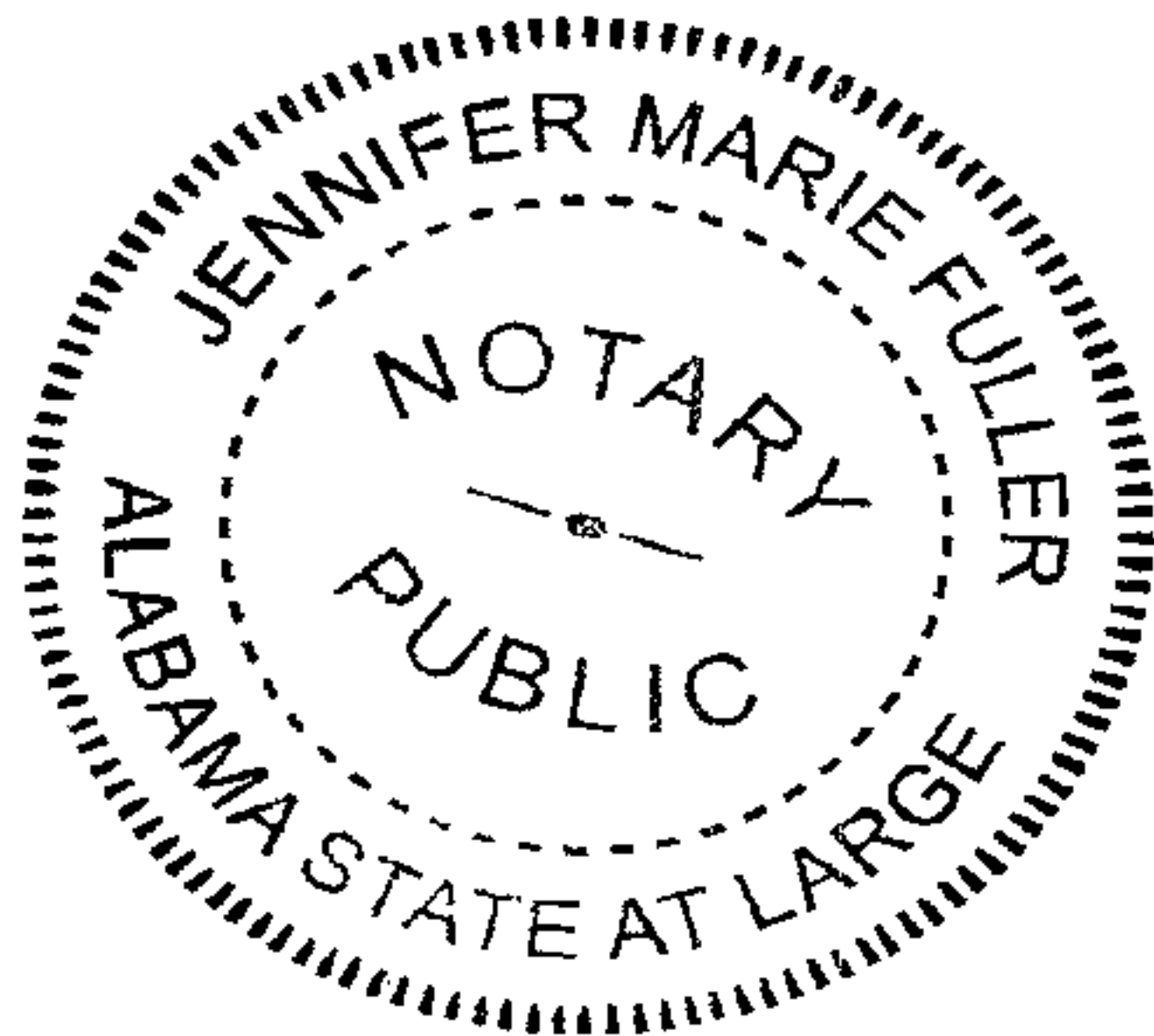
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **AMANDA ADCOCK**, whose name as Manager of Rausch Coleman Homes Birmingham, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged 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 28th day of October, 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 01:37:57 PM
\$29.00 MIST
20201102000494570

20201102000494570 11/02/2020 01:37:57 PM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Rausch Coleman Homes Birmingham, LLC</u>	Grantee's Name	<u>Shajuanna Lee</u>
Mailing Address	<u>PO BOX 10560</u> <u>FAYETTEVILLE, AR 72703</u>	Mailing Address	
Property Address	<u>199 Briarfield Ln</u> <u>Calera, AL 35040</u>	Date of Sale	<u>October 28, 2020</u>
		Total Purchase Price	<u>\$216,820.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other:
☐ 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 10/28/2020 Print Daniel Odrean

☐ Unattested ☐ (verified by) Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one