

This instrument prepared by  
and upon recording return to:

SEND TAX NOTICES TO:

Adams and Reese LLP  
1901 6<sup>th</sup> Avenue North, Suite 3000  
Birmingham, Alabama 35203  
Attention: Jeffery S. DeArman  
205-250-5059

Stonebriar Phase 2 Property Owners Association, Inc.  
c/o Rausch Coleman Homes  
Attn: Maddie Duncan  
4058 N College Avenue, Suite 300  
Fayetteville, AR 72703  
479-455-9090

STATE OF ALABAMA )

SHELBY COUNTY )

Source of Title: 20200212000059670

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **Stonebriar Properties, LLC**, an Alabama limited liability company (“**Grantor**”), does hereby grant, bargain, sell and convey unto **Stonebriar Phase 2 Property Owners Association, Inc.**, an Alabama non-profit corporation (“**Grantee**”) the following described real property in the County of Shelby, State of Alabama (the “**Property**”):

See Exhibit A attached hereto and incorporated herein by reference.

**THE PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.**

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

This conveyance is subject to easements, conditions and restrictions of record that lawfully affect the Property, as well as taxes and assessments for the current year, and all subsequent years, which are not yet due and payable.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 26<sup>th</sup> day of October, 2020.

**GRANTOR:**

**Stonebriar Properties ,LLC**,an  
Alabama Limited liability company

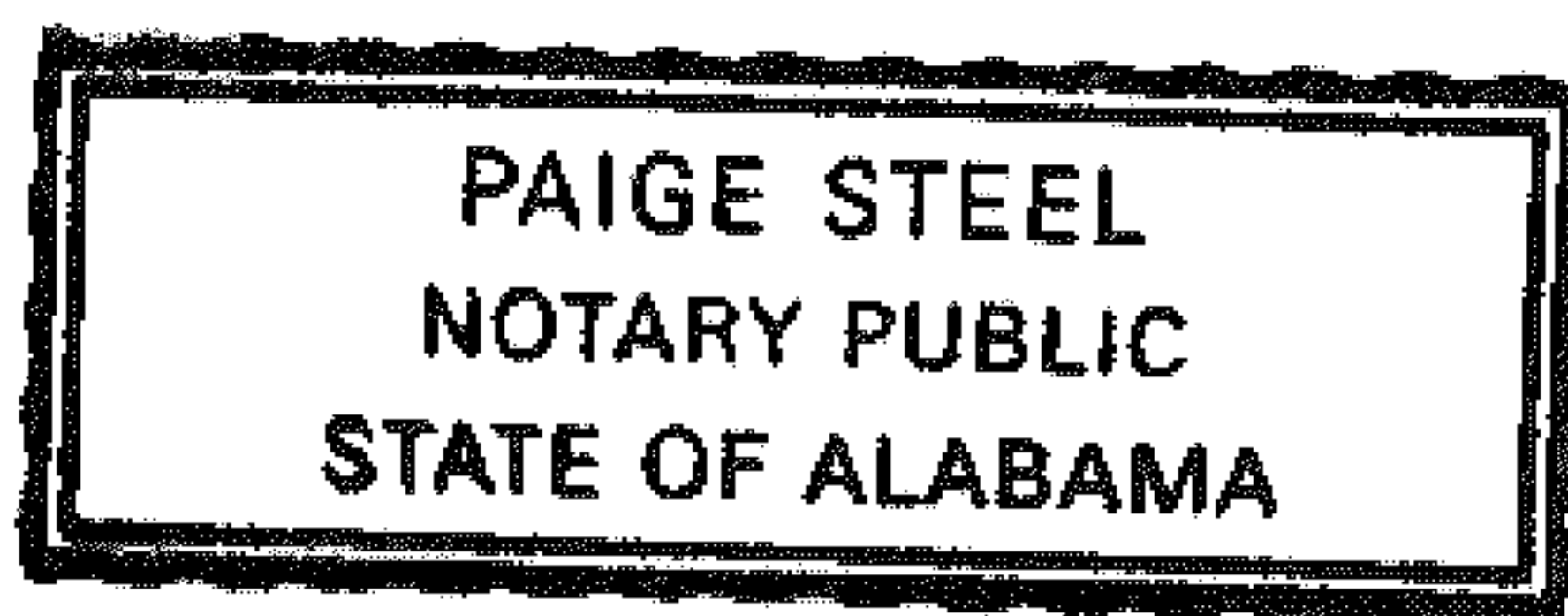
By: Michelle  
Name: Michelle Donovan  
Its: Managing Member

STATE OF Alabama )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michelle Donovan and Wade Boothe, whose name as the manager of **Stonebriar Properties, LLC**, an Alabama limited liability company, 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 said instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26<sup>th</sup> day of October, 2020.



Paige Steel  
Notary Public

AFFIX SEAL

My commission expires: 6/5/2024

**Exhibit A**

[Description of Property]

That certain real property located in Shelby County, Alabama consisting of the parcel identified as the "DETENTION AREA" and the parcel identified as "TREE CONSERVATION AREA" as shown on that certain subdivision to the City of Montevallo, Shelby County, Alabama, according to the plat recorded on September 17, 2019 in Map Book 52, at Page 15 in the land records 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	Stonebriar Phase 2 Property Owners Association, Inc.
Mailing Address	c/o Rausch Coleman Homes 4058 N College Avenue, Suite 300 Fayetteville, AR 72703	Mailing Address	c/o Rausch Coleman Homes 4058 N College Avenue, Suite 300 Fayetteville, AR 72703
Property Address	Montevallo, AL	Date of Sale	October 26, 2020
		Total Purchase Price	
		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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other No Value
<input 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).



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/03/2020 03:37:22 PM  
\$32.00 CHARITY  
20201203000554230

*Allen S. Bayl*

*[Signature]*

DATE: 12-3-2020

Unattested

(verified by)

*Craig D. Lawrence, Jr.*  
(Grantor/Grantee/Owner/Agent) circle one