

20210202000053310
02/02/2021 08:35:43 AM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:
Craig David Lawrence, Jr.
Balch & Bingham LLP
P.O. Box 306
Birmingham, Alabama 35201-0306

Send Tax Notice To:
Rausch Coleman Homes Birmingham, LLC
4058 North College Avenue, Ste 300, Box 9
Fayetteville, AR 72703

Source of Title: 20190515000163690

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 21 day of January, 2021, by **Birmingham LD, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **Rausch Coleman Homes Birmingham, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

THE PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Birmingham LD, LLC
4058 North College Avenue, Ste 300, Box 9
Fayetteville, AR 72703

Grantee's Name and Mailing Address:

Rausch Coleman Homes Birmingham, LLC
4058 North College Avenue, Ste 300, Box 9
Fayetteville, AR 72703

Property Address: See Exhibit A

Purchase Price: \$2,160,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

BIRMINGHAM LD, LLC,
an Alabama limited liability company

By: David C. Frye
Name: David C. Frye
Its: Manager

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Frye whose name as the Manager of Birmingham LD, LLC, 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 21 day of January, 2021.

Notary Public
My Commission Expires: 4/13/25

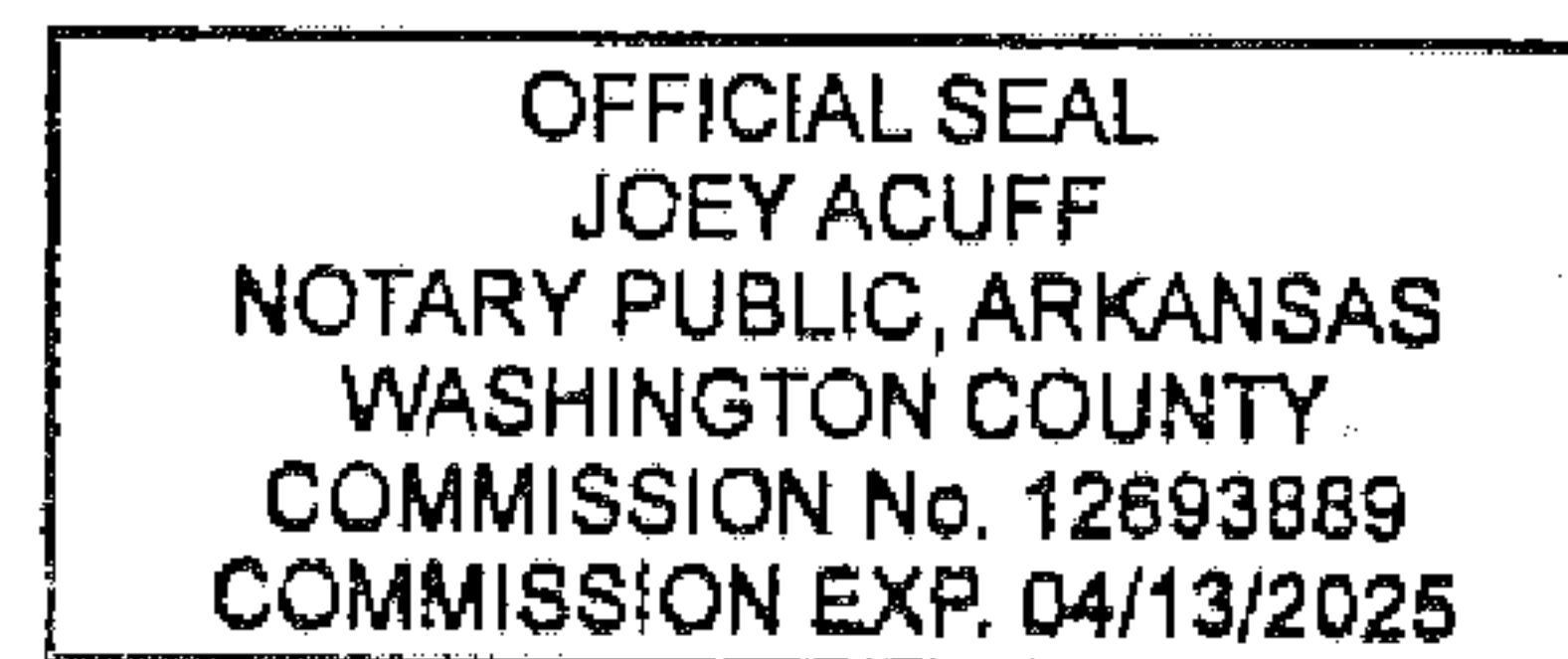


EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

RC- CAMDEN PARK PH 1 SEC 1

Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 125 and 126, according to the Final Plat of Camden Park, Phase One, Sector One, as recorded in Map Book 53, pages 65 A & B in the Probate Office of Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Easement to Alabama Power Company recorded in Deed Book 281, page 884, in the Probate Office of Shelby County, Alabama.
3. Terms and conditions of Temporary Access and Construction Easement recorded in Instrument 20190220000054070 and Instrument 20190220000054080 in the Probate Office of Shelby County, Alabama.
4. Grant of Easement for Overhead and Underground Facilities in favor of Alabama Power Company as recorded in Instrument #20201228000592660 in the Probate Office of Shelby County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Camden Park, Phase One Sector One as recorded in Instrument 20201230000602400 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2021 08:35:43 AM
\$35.00 CHERRY
20210202000053310

Allen S. Bayal