

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Alicia Keyana Wilson and Melvin
Wilson
180 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 **TWO HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED FORTY AND 00/100 DOLLARS** (\$228,440.00) 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 **Alicia Keyana Wilson and Melvin Wilson**, (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 30, 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

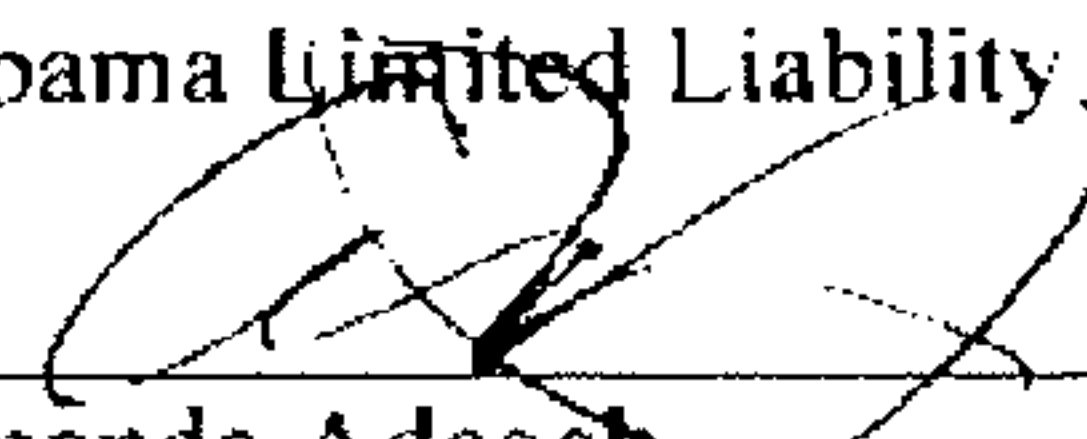
\$224,301.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 23rd day
of March, 2021.

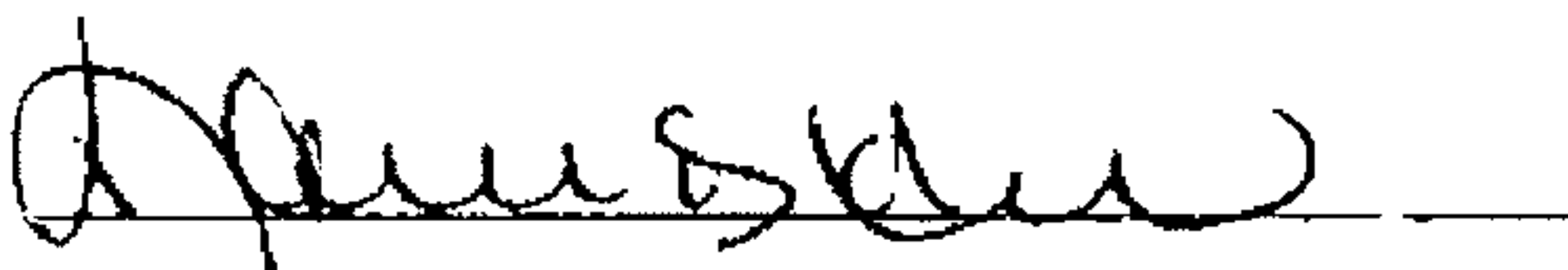
Rausch Coleman Homes Birmingham, LLC,
an Alabama Limited Liability Company


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 23rd day of March,
2021.


Notary Public

My Commission Expires: 1-20-25

