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)

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.

## 20210324000148350 03/24/2021 01:56:34 PM DEEDS 2/3

	Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company  By: Amanda Adcock  Its: Manager
STATE OF ALABAMA	
COUNTY OF JEFFERSON	
AMANDA ADCOCK, whose name as Nan Alabama limited liability company, whis known to me, acknowledged before me conveyance, they executed the same volution.  Given under my hand and official	c in and for said County, in said State, hereby certify that Manager of Rausch Coleman Homes Birmingham, LLC, tose name is signed to the foregoing conveyance and who e on this day that, being informed of the contents of the intarily on the day the same bears date.  al seal this
202.	Notary Public
My Commission Expires: \-\25	TOTAGOV PAROL STATE

of WCsch. 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2021 01:56:34 PM
\$32.50 CHARITY

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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

	inis Document must be juea in	accordance with Co	rue oj Alubumu 17	7.7, DEC[8[7]] 40-22-1
Grantor's Name Mailing Address	Rausch Coleman Homes Birmingha PO BOX 10560 Fayetteville, AR 72703	······································	antee's Name	Alicia Keyana Wilson and Melvin Wilson
Property Address	180 Briarfield LN Calera, AL 35040	Da To	ite of Sale tal Purchase Price Or tual Value Or sessor's Market Valu	\$
-	rice or actual value claimed or ecordation of documentary evi			following documentary evidence:
Bill of S Sales Co		Appraisal Other:		
Closing	Statement		<del></del>	<del></del>
•	ace document presented for recast series form is not required.	ordation contain	s all of the requi	ired information referenced above.
		<u>,                                    </u>		······································
	and mailing address - provident mailing address.	Instructions the name of the		ns conveying interest to property
Grantee's name being conveyed		the name of the	person or perso	ns to whom interest to property is
	ss - the physical address of the to the property was conveyed.	property being c	onveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount paid for instrument offered for record	-	f the property, b	ooth real and personal, being
conveyed by th	if the property is not being solored instrument offered for record assessor's current market value.	d. This may be ex		both real and personal, being appraisal conducted by a licensed
current use vali	uation, of the property as deter ty for property tax purposes wi	mined by the loc	al official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to Code of
accurate. I furtl	best of my knowledge and believer understand that any false steed in Code of Alabama 1975 §	latements claime		in this document is true and hay result in the imposition of the
Date 33	5-31 Print 4	Kenst	7016.	
Unattest	(verified by)	Si	gn (Grantor/Grant	tcc/ Owner/Agent) circle one