This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Ashley Kristen Seabrooke and Tyler Townsend Costley 307 Hidden Court Montevallo, AL 35115

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED TWELVE THOUSAND ONE HUNDRED TWENTY AND 00/100 DOLLARS (\$212,120.00) to the undersigned grantor, Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021 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 Ashley Kristen Seabrooke and Tyler Townsend Costley, (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 83 according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$208,277.00 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, the authorized to execute this conveyance of August 262.	ne said Grantor, by its Authorized Representative, who is e, hereto set its signature and seal, this the26 day
	Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021
	La Milla
	By: Katie McWilliams Its: Manager
STATE OF ALABAMA	
COUNTY OF JEFFERSON	
that Katie McWilliams , whose Birmingham, LLC, as Successor in I the Office of the Secretary of State to the foregoing conveyance and	Public in and for said County, in said State, hereby certify and name as Manager of Rausch Coleman Homes Interest to RC Birmingham, LLC by Plan of Merger filed in of Alabama on March 12, 2021, whose name is signed who is known to me, acknowledged before me or of the contents of the conveyance, he/she/they he day the same bears date.
Given under my hand and o	fficial seal this 26 day of August
<u>262i</u> .	<u> MB</u>
	Notary Public
My Commission Expires: $05/25/$	12025
	TORY PUBLICATION OF ALABAMINING

Real Estate Sales Validation Form

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

Grantor's Name Rausch Coleman Homes Birmingham, L Successor in Interest to RC Birmingham, LLC by Plan of M		Ashley Kristen Seabrooke and Tyler Townsend Costley	
filed in the Office of the Secretary of State of Alabama on N		1 OWISCIIC COSCICY	
12, 2021 Mailing Address PO BOX 10560 FAYETTEVILLE, AR 72703	Date of Sale Total Purchase Price	August 26, 2021 \$212,120.00	
Property Address 307 Hidden Court Montevallo, AL 35115	Or Actual Value Or Assessor's Market Value	<u>\$</u>	
The purchase price or actual value claimed on this (check one) (Recordation of documentary evidence)	s form can be verified in the		
Bill of Sale Sales Contract	Appraisal 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 and their current mailing address.	name of the person or perso	ons conveying interest to property	
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 detecurrent use valuation, of the property as determin valuing property for property tax purposes will be Alabama 1975 § 40-22-1 (h).	ed by the local official charg	ged with the responsibility of	
I attest, to the best of my knowledge and belief the accurate. I further understand that any false states penalty indicated in Code of Alabama 1975 § 40-	nents claimed on this form r		
Date 8/26/2021 Print Andre	Bryant	Para American	
Unattested	Sign M		
Filed and Recorded (verified by) Official Public Records	(Grantor/Gran	tee/Owner/Agent) circle one	
Judge of Probate, Shelby County Alabama, County		Form RT-1	

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Clerk

Shelby County, AL

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\$32.00 JOANN

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