

This instrument was prepared by:

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

Send tax notice to:

Erica Melissa Isaac
353 Hidden Ct
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY ONE THOUSAND SIX HUNDRED SIXTY AND 00/100 DOLLARS (\$221,660.00)** 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 grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Erica Melissa Isaac** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 73, 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

\$223,898.00 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 grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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 said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of September, 2021.

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



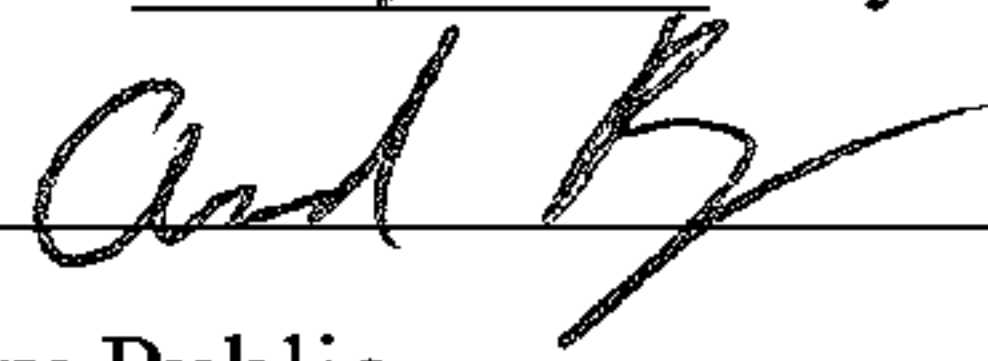
By: Katie McWilliams
Its: Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

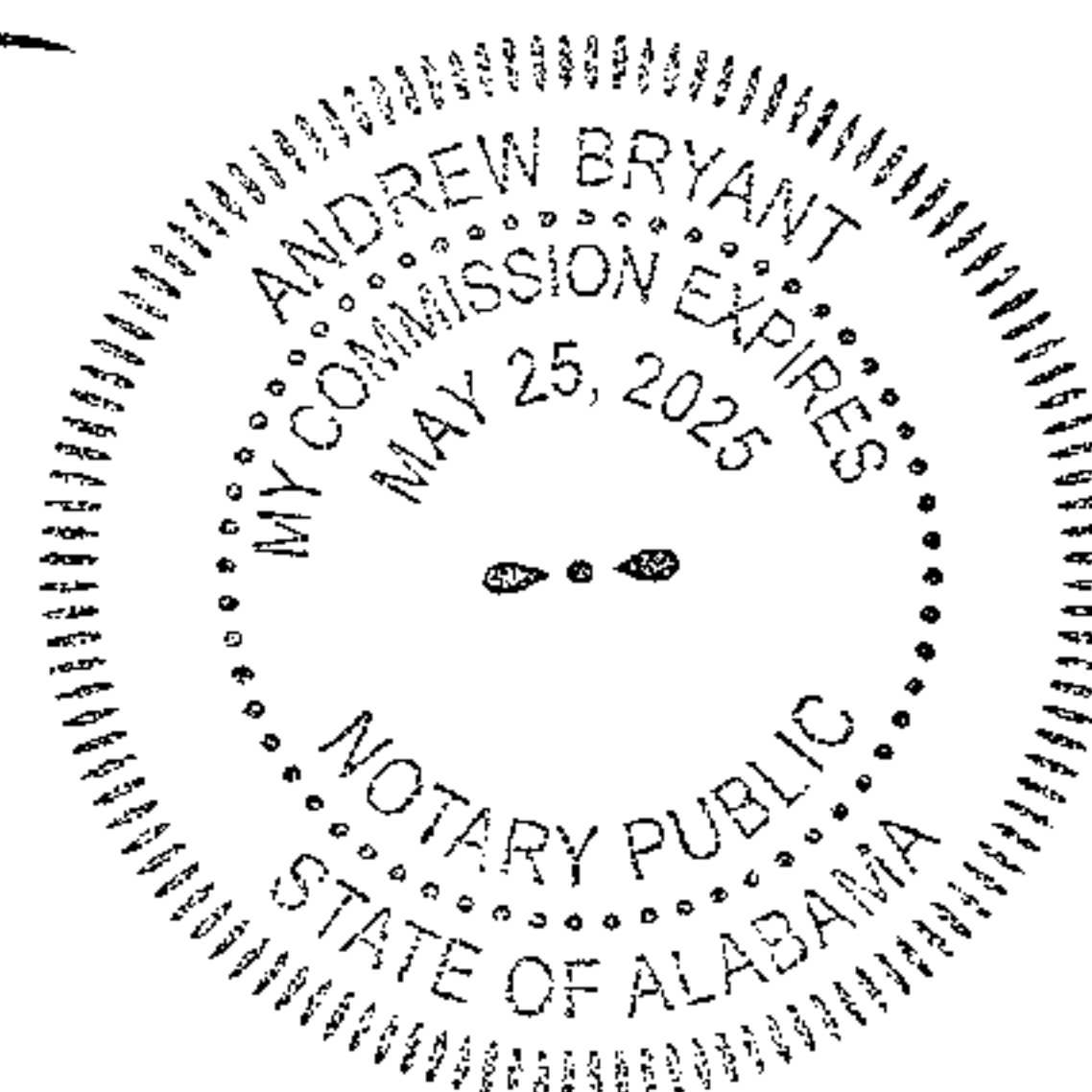
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Katie McWilliams**, whose name as Manager of Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2021.



Notary Public

My Commission Expires: 05/25/2025



Allen S. Bayl

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

Form RT-1