

**This instrument was prepared by:**

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

**Send tax notice to:**

Tanzy Nicole Bonner  
345 Hidden Court  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$229,900.00)** 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 **Tanzy Nicole Bonner** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 75, 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**


**\$229,900.00 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 30 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

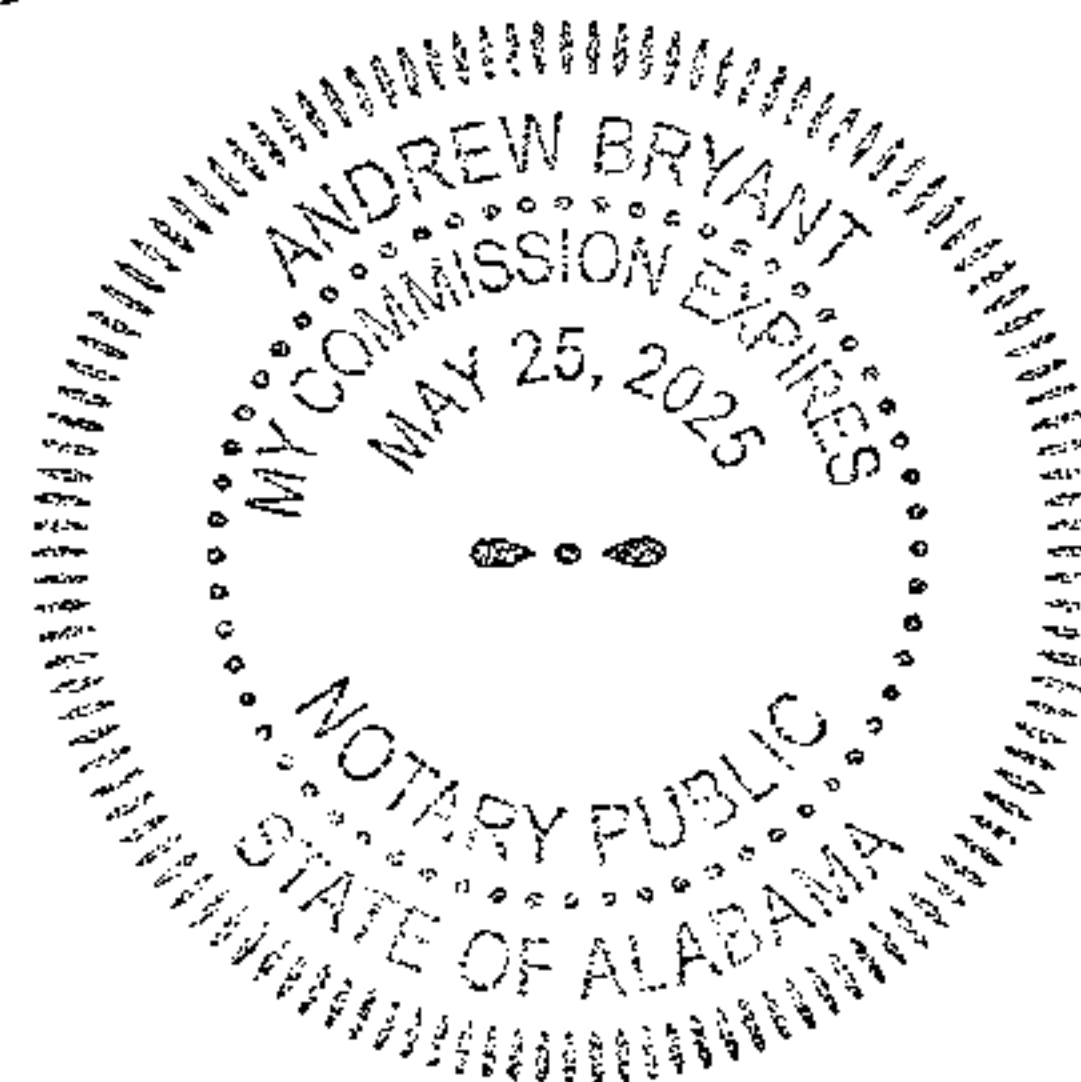
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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 30 day of September, 2021.

  
Notary Public

My Commission Expires: 05/25/2025



**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, 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

Mailing Address PO BOX 10560  
FAYETTEVILLE, AR 72703

Property Address 345 Hidden Court  
Montevallo, AL 35115

Grantee's Name Tanzy Nicole Bonner  
Mailing Address \_\_\_\_\_

Date of Sale September 30, 2021

Total Purchase Price \$229,900.00

Or

Actual Value \$

Or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Sales Contract

\_\_\_\_\_ 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 name of the person or persons conveying interest to property  
and their current mailing address.

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 determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of  
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/30/2021

Print Andrew Bryant

\_\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/11/2021 02:56:07 PM  
\$29.00 JOANN  
20211011000494670

**Form RT-1**

*Allen S. Bayl*