

**SEND TAX NOTICE TO:**  
Dakota A. Myers and Olivia V. Myers  
245 Camden Park Avenue  
Calera, Alabama 35040

This instrument was prepared by  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20211208000582910  
12/08/2021 08:19:09 AM  
DEEDS 1/3

## **Limited Liability Company Warranty Deed**

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

### **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Sixteen Thousand One Hundred dollars & no cents (\$216,100.)** to the undersigned grantor, **Rausch Coleman Homes Birmingham, LLC**, A Limited Liability Company, in hand paid by **Dakota A. Myers and Olivia V. Myers** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 11, ACCORDING TO THE FINAL PLAT OF CAMDEN PARK, PHASE ONE, SECTOR ONE. AS RECORDED IN MAP BOOK 53, PAGE 65 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$\$218,282. of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:  
Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any  
Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 53, Page 65 A & B.

Easement to Alabama Power Company recorded in Deed Book 281, page 884, in the Probate Office of Shelby County, Alabama.

Terms and Conditions of Temporary Access and Construction Easement recorded in Instrument #20190220000054070 and Instrument #20190220000054080 in the Probate Office of Shelby County, Alabama.

Grant of Easement for Overhead and Underground Facilities in favor of Alabama Power Company as recorded in Instrument #20201228000592660 in the Probate Office of Shelby County, Alabama.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20201230000602400, in the Probate Office of Shelby County, Alabama.

Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company filed in

Instrument #20210707000327650, said Probate Office.

Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company filed in Instrument #20210707000327640, said Probate Office.


25' Setback lines on rear of subject property; 10' setback lines on sides of subject property; 8' utility easement on front of subject property as shown on survey of Rodney Keith Cunningham No.26013.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **December 03, 2021**.

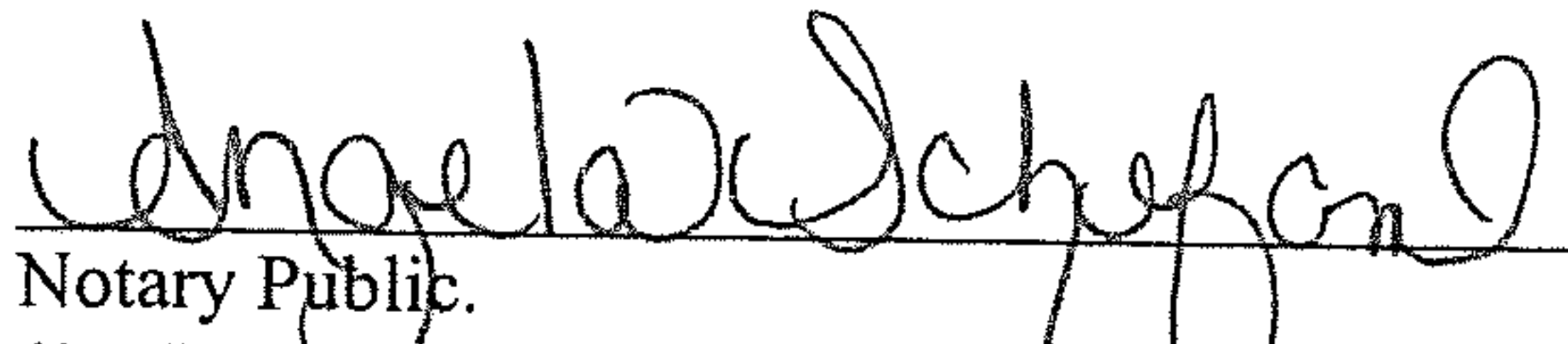
Rausch Coleman Homes Birmingham, LLC

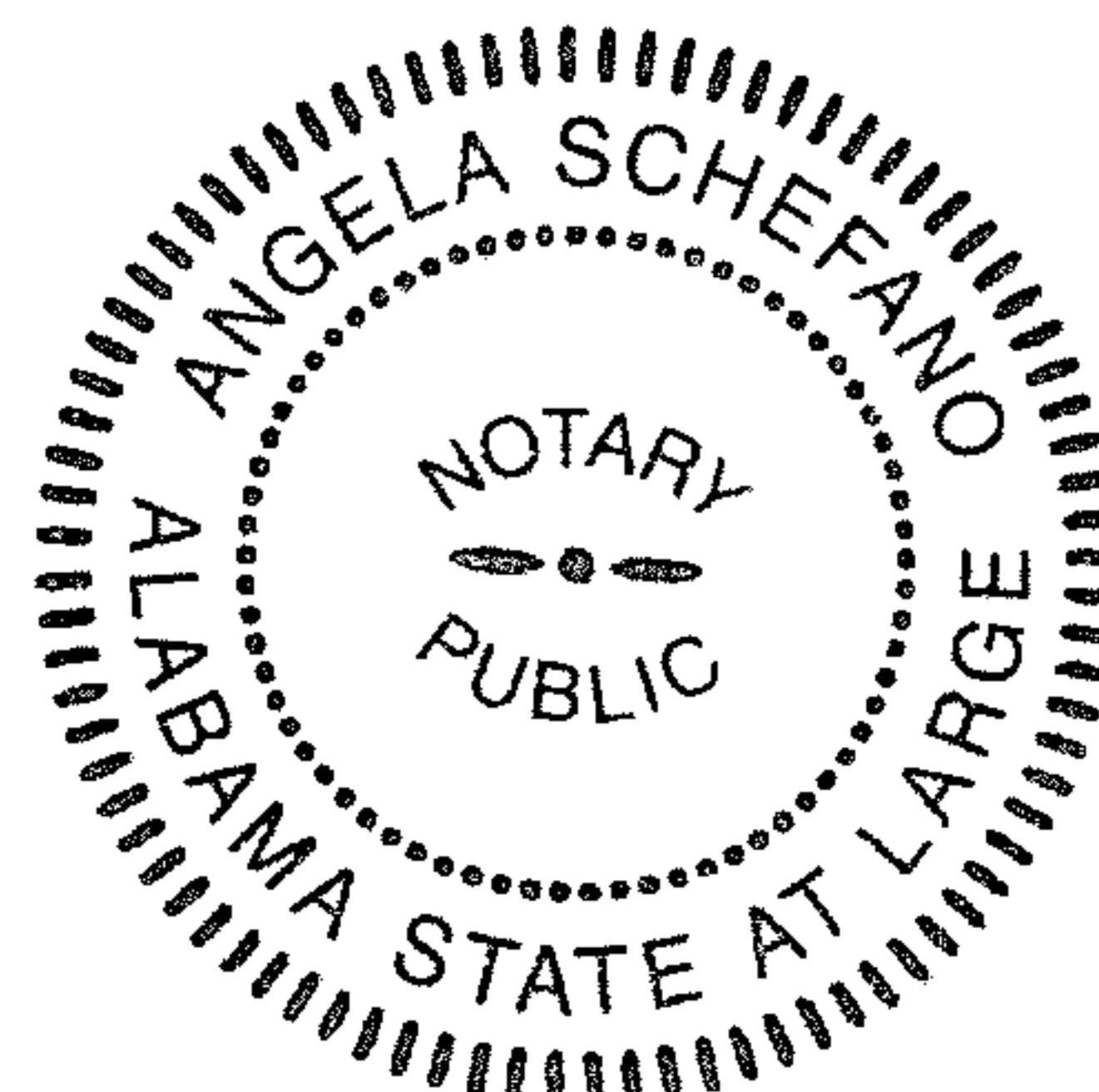
By:  Seal  
**Katie McWilliams**  
Limited Manager

**STATE OF Alabama**  
**COUNTY OF Jefferson**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Katie McWilliams** whose name as Member, of **Rausch Coleman Homes Birmingham, LLC**, a Limited Liability Company 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, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 3rd day of December, 2021.

  
Notary Public.  
(Seal)  
My Commission Expires: 5-12-2025





**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Rausch Coleman Homes Birmingham, LLC Grantee's Name Dakota A. Myers and Olivia V. Myers

Mailing Address PO Box 10560  
Fayetteville, Arkansas 72703  
Property Address 245 Camden Park Avenue  
Calera, Alabama 35040Mailing Address 245 Camden Park Avenue  
Calera, Alabama 35040  
Date of Sale 12/03/2021Total Purchase Price \$216,100.00

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  
☒ Sales Contract  
☐ Closing Statement☐ Appraisal  
☐ Other \_\_\_\_\_

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 of 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 12/3/21Print Dakota A. Myers**Unattested**  
(verified by)  
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/08/2021 08:19:09 AM  
\$29.00 JOANN  
20211208000582910Sign   
(Grantor/Grantee/Owner/Agent) circle one

Alli S. Bayl