This instrument was prepared by:

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

Send tax notice to:

Linda Roxbury
311 Clear Creek Lane
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$255,000.00) to the undersigned grantor, Rausch Coleman Homes Birmingham LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Linda Roxbury (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 262, Camden Park Phase Two, according to the map or plat thereof recorded at Map Book 55, Page 67, Plat No. 20220216000067140 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$255,000.00 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.

20220707000268710 07/07/2022 08:10:06 AM DEEDS 2/3

	F, the said Grantor, by its Authorized Representative, who is rance, hereto set its signature and seal, this the 30 ^{+/}
	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	
that Katie McWilliams, who Birmingham, LLC, as Successor the Office of the Secretary of Stato the foregoing conveyance and	ary Public in and for said County, in said State, hereby certificate name as Manager of Rausch Coleman Home in Interest to RC Birmingham, LLC by Plan of Merger filed in ate of Alabama on March 12, 2021, whose name is signed and who is known to me, acknowledged before me on the of the contents of the conveyance, he/she/they on the day the same bears date.
7 ~ ~ ~	ad official seal this 30^{+1} day of $June$

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 Mailing Address PO BOX 10560 Fayetteville, AR 72703	Grantee's Name Mailing Address	Linda Roxbury 311 Clear Creek Lane Calera, AL 35040
Property Address 311 Clear Creek Lane Calera, AL 35040	Date of Sale Total Purchase Pri Or	June 30, 2022
	Actual Value	\$
	Or Assessor's Market	Value \$
The purchase price or actual value claimed on this form can be one) (Recordation of documentary evidence is not required)	e verified in the follow	ving documentary evidence: (check
Bill of Sale Sales Contract The Closing Statement Bill of Sale The Appraisation of Sales The Contract of Sale	al	
If the conveyance document presented for recordation contain of this form is not required.	s all of the required in	formation referenced above, the filing
Instruc	etions	
Grantor's name and mailing address - provide the name of the current mailing address.	person or persons con	veying interest to property and their
Grantec's name and mailing address - provide the name of the conveyed.	person or persons to v	whom interest to property is being
Property address - the physical address of the property being conterest to the property was conveyed.	conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase of the instrument offered for record.	of the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value of the instrument offered for record. This may be evidenced by a assessor's current market value.	1 1	
If no proof is provided and the value must be determined, the valuation, of the property as determined by the local official components tax purposes will be used and the taxpayer will be pe	harged with the respor	sibility of valuing property for
I attest, to the best of my knowledge and belief that the inform further understand that any false statements claimed on this formation of Alabama 1975 § 40-22-1 (h).		
Date: June 30, 2022	Print: DOO	ovan Finnen
Unattested	Sign 55	
(verified by) Filed and Recorded		intee/ Owner/Agent) circle one
Official Public Records Judge of Probate Shelby County Alabama County		Form RT_1



Judge of Prodate, Sneldy County Alabama, County Clerk Shelby County, AL 07/07/2022 08:10:06 AM alling 5. Buyl \$29.00 CHERRY 20220707000268710

POPER RI-E