This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to: Courtney Gibson 343 Clear Creek Ln Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED TWENTY AND 00/100 DOLLARS (\$278,920.00) 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 Courtney Gibson (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 254, 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

\$273,867.00 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.

20220721000287130 07/21/2022 01:10:31 PM DEEDS 2/3

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 $2/2^{-}$ 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

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 2/2

Notary Public

My Commission Expires:

DANIEL ODREZIN My Commission Expires

20220721000287130 07/21/2022 01:10:31 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 01:10:31 PM
\$33.50 PAYGE

alli 5. Buyl

Real Estate Sales Validation Form

20220721000287130

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

Grantor's Name Mailing Address	Rausch Coleman Homes Birm PO BOX 10560 Fayetteville, AR 72703	ingham	Grantee's Name Mailing Address	Courtney Gibson 343 Clear Creek Ln Calera, AL 35040
Property Address	343 Clear Creek Ln Calera, AL 35040		Date of Sale Total Purchase Price 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 S Sales Co		AppraisaOther:	al	
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.				
	ss - the physical address o to the property was convey		ng conveyed, if ava	ilable. Date of Sale - the date on
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
accurate. I furt	pest of my knowledge and her understand that any faced in Code of Alabama 19	lse statements cla	imed on this form p	d in this document is true and pay result in the imposition of the
Date 7/2	1/22 Print_	Danie	1 Odreziu	
Unattes			Sign (Grantor/Gran	ntee/ Owner/Agent)-circle onc