

20220907000347440
09/07/2022 08:10:13 AM
DEEDS 1/3

STATE OF ALABAMA)	After recording return and send tax notices to: ARG Housing, LLC 4058 N. College Ave., Ste 300 Fayetteville, AR 72703
COUNTY OF)	
SHELBY)	

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That Rausch Coleman Homes Birmingham, LLC, an Alabama limited liability company (“Grantor”), duly authorized, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by ARG Housing, LLC, a Arkansas limited liability company (“Grantee”), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, the following described lands situated in Calera, Shelby County, Alabama (the “Property”):

Lots 270, 271, and 272, of Camden Park, Phase 2, Sector 1, a Residential Subdivision of Calera, Shelby County, Alabama, as filed in Map Book 55, Page 67 on February 16, 2022 in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD the Property unto the said Grantee, with all tenements, appurtenances and hereditaments thereunto belonging or in anywise appertaining. And Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject to restrictions, easements, ordinances and declarations of record. No warranty or representation is made as to any mineral interest on the aforementioned Property.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of the 29th day of August, 2022.

Rausch Coleman Homes Birmingham, LLC, an
Alabama limited liability company

By: 
Name: SCOTT PETERS
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)

COUNTY OF WASHINGTON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Scott A Peters, Manager of Rausch Coleman Homes Birmingham, LLC, a Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 29 day of August, 2022.

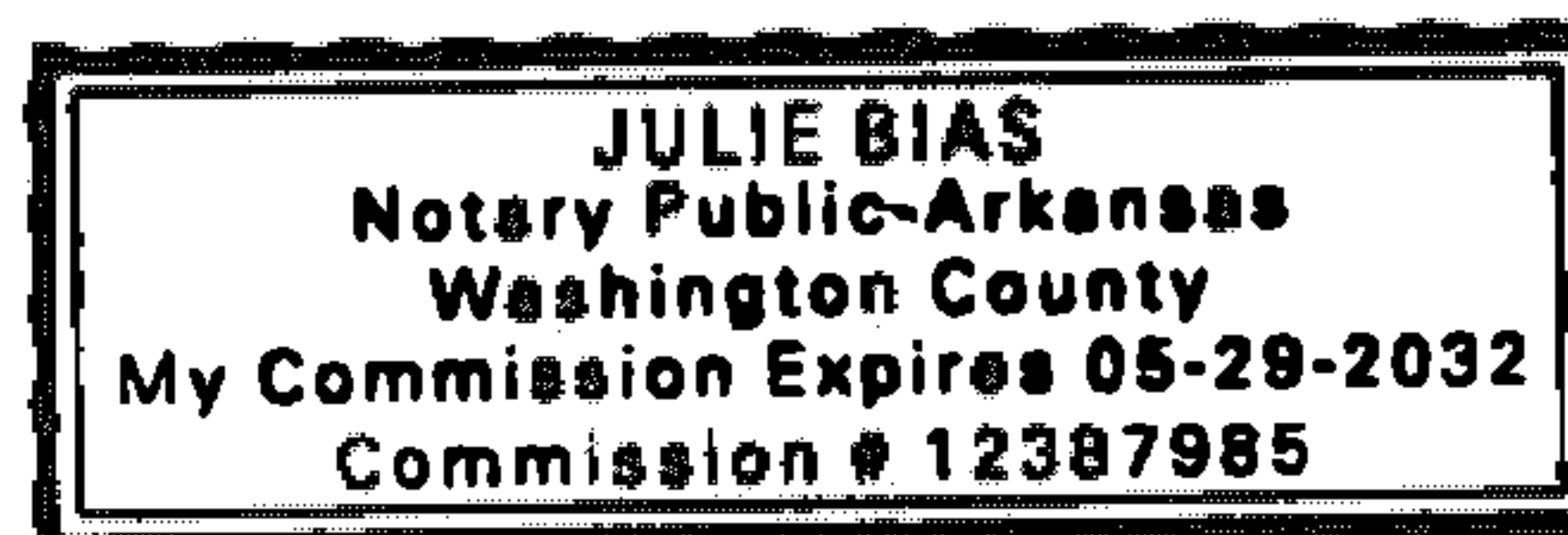
Julie Biais
Notary Public

AFFIX SEAL

My Commission Expires: 5-29-2032

This Instrument Prepared By:

ARG Housing, LLC
4058 N. College Ave., Ste 300
Fayetteville, AR 72703



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
 Mailing Address 4058 N. College, Suite 300
Fayetteville, AR 72703

Grantee's Name ARG Housing, LLC
 Mailing Address 4058 N. College, Suite 300
Fayetteville, AR 72703

Property Address Lots 270, 271 & 272
Camden Park, Phase 2, Sec 1

Date of Sale 8/29/2022Total Purchase Price \$ 132,000

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 Tax record. This is a transfer of land between☐ Closing Statementdepartments in the same company/owner.

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 _____

Print SCOTT PETERS☐ Unattested

Sign

(verified by)

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/07/2022 08:10:13 AM
 \$160.00 BRITTANI
 20220907000347440

Form RT-1Alexis S. Bayl