This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Dominika Dahm
801 Ashford Drive
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED SIXTY AND 00/100 DOLLARS (\$248,560.00) 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 Dominika Dahm (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 213, 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

\$241,103.00 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.

20221014000390610 10/14/2022 03:06:51 PM DEEDS 2/3

-	said Grantor, by its Authorized Representative, who is hereto set its signature and seal, this the 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	
that Katie McWilliams , whose Birmingham, LLC, as Successor in In the Office of the Secretary of State of to the foregoing conveyance and withis day that, being informed executed the same voluntarily on the	
Given under my hand and of 2022 .	ficial seal this $\frac{1445}{6}$ day of $\frac{October}{6}$,
	Notary Public
My Commission Expires:	
	DANIEL ODREZIN MOTARY MY Commission Expires April 3, 2026

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Rausch Coleman Homes Birmingham PO BOX 10560 Fayetteville, AR 72703	Grantee's Name Mailing Address	Dominika Dahm 801 Ashford Drive Calera, AL 35040
Property Address	801 Ashford Drive Calera, AL 35040	Date of Sale Total Purchase Price Or	October 14, 2022 \$248,560.00
		Actual Value Or Or Assessor's Market Value	\$ ue <u>\$</u>
(check one) (Received and Second Seco		can be verified in the trequired) Filed and Official I Judge of Clerk Shelby C 10/14/20 \$35.50 J 2022101	following documentary evidence: d Recorded Public Records Probate, Shelby County Alabama, County County, AL 22 03:06:51 PM OANN 4000390610
	is form is not required.	**************************************	
	Instruction in Instru		ons conveying interest to property
Grantee's name being conveyed	e and mailing address - provide the name o	of the person or person	ons to whom interest to property is
.	ss - the physical address of the property be to the property was conveyed.	eing conveyed, if ava	ailable. Date of Sale - the date on
•	price - the total amount paid for the purch ne instrument offered for record.	nase of the property,	both real and personal, being
conveyed by th	if the property is not being sold, the true volue instrument offered for record. This may e assessor's current market value.		<u>-</u>
current use val	rovided and the value must be determined uation, of the property as determined by the ty for property tax purposes will be used a \$40-22-1 (h).	ne local official char	ged with the responsibility of
accurate. I furt	best of my knowledge and belief that the in her understand that any false statements cl ted in Code of Alabama 1975 § 40-22-1 (h	laimed on this form	
Date / 0 /	14/22 Print Danie	21 Odreziu	
Unattest	ted(verified by)	Sign (Grantor/Gran	ntee/ Owner/Agent) circle one