

This instrument prepared by
and upon recording return to:

SEND TAX NOTICES TO:

Rausch Coleman Homes Birmingham, LLC
4058 N. College Ave. Ste. 300, Box 9
Fayetteville, AR 72703
479-455-9090

Townside Property Owners Association, Inc.
Attn: Alix Trimble
5 Riverchase Ridge
Birmingham, AL 35244

STATE OF ALABAMA)

SHELBY COUNTY)

Source of Title: 20191101000405180

CORRECTIVE STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **Townside Property Owners Association, Inc.**, an Alabama non-profit corporation (“**Grantee**”), the receipt and sufficiency of which is hereby acknowledged, **Rausch Coleman Homes Birmingham, LLC**, an Alabama limited liability company (“**Grantor**”), does hereby grant, bargain, sell and convey unto Grantee, the following described real property in the County of Shelby, State of Alabama (the “**Property**”):

See Exhibit A attached hereto and incorporated herein by reference.

THE PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

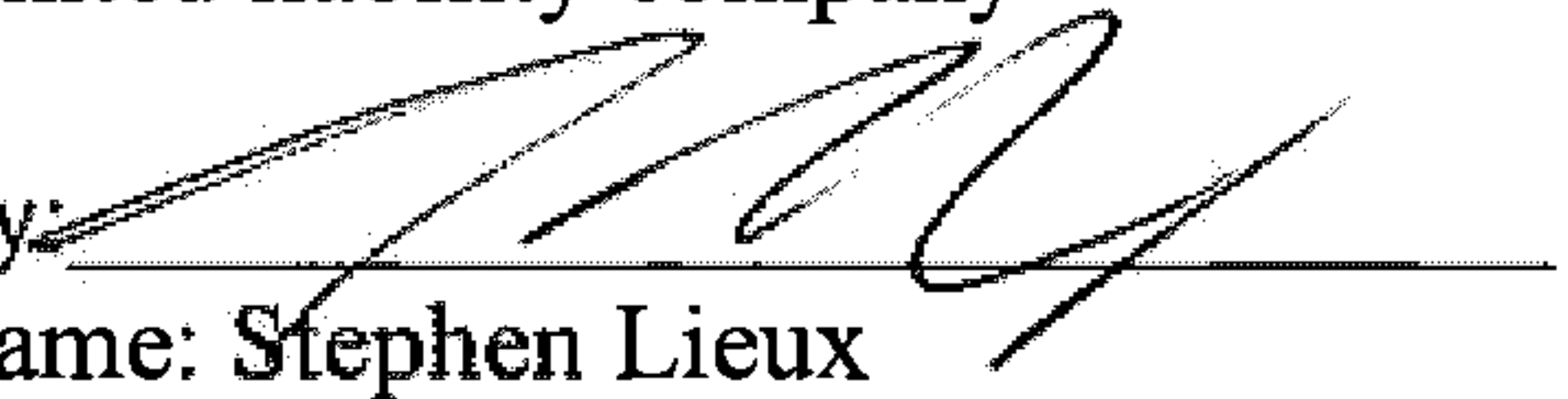
This conveyance is subject to easements, conditions and restrictions of record that lawfully affect the Property, as well as taxes and assessments for the current year, and all subsequent years, which are not yet due and payable. The Corrective Statutory Warranty Deed is made to correct the Grantor in the deed filed at Doc. No. 20230802000232070 in the Office of the Judge of Probate of Shelby County, AL.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 27th day of July, 2023.

GRANTOR:

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

By: 
Name: Stephen Lieux
Its: Manager

STATE OF ARKANSAS)

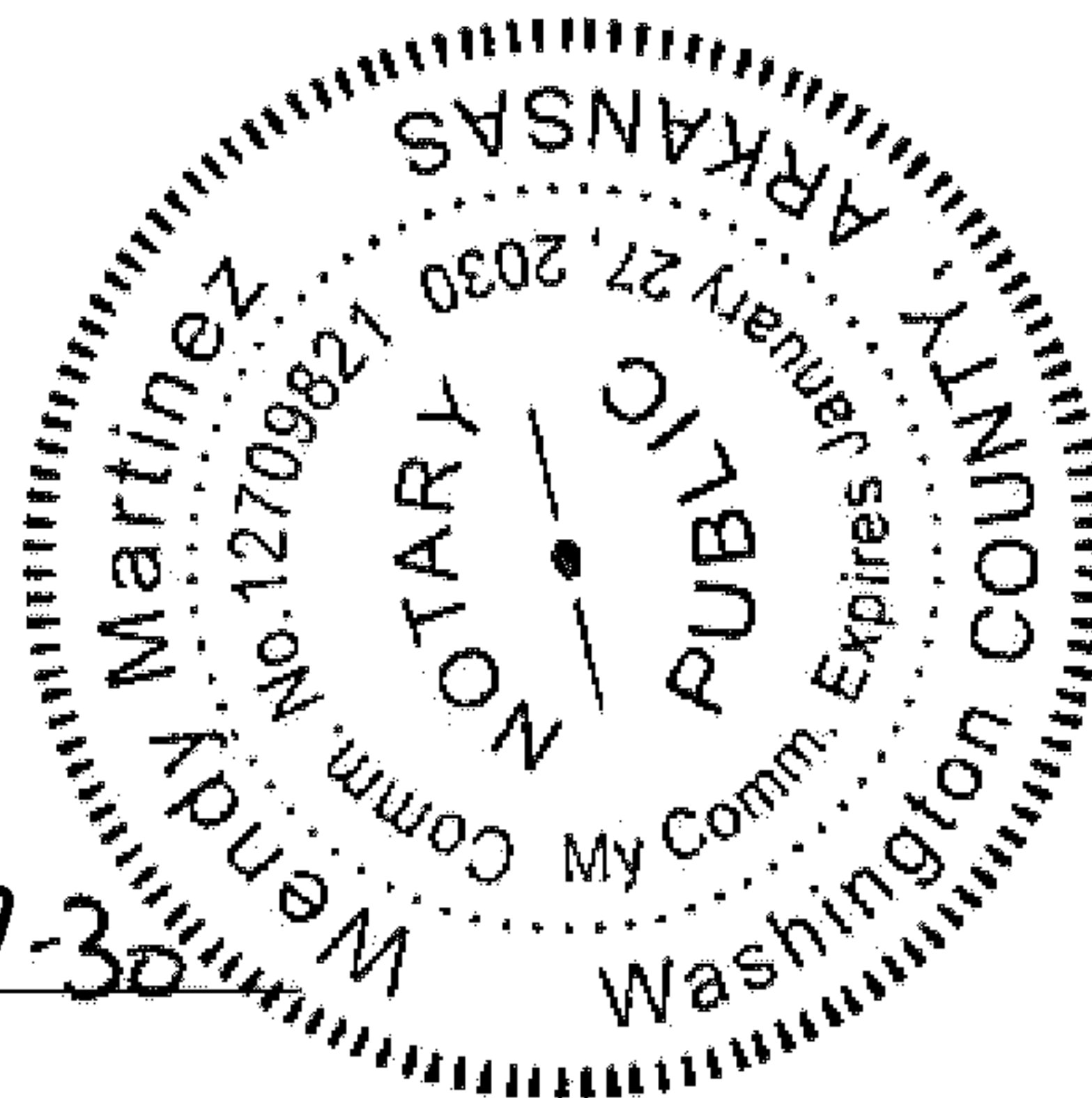
WASHINGTON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen Lieux, whose name as the Manager of **Rausch Coleman Homes Birmingham, LLC**, an 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 or she, as such officer 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 the 27th day of July, 2023.

AFFIX SEAL

My commission expires: 1-27-30



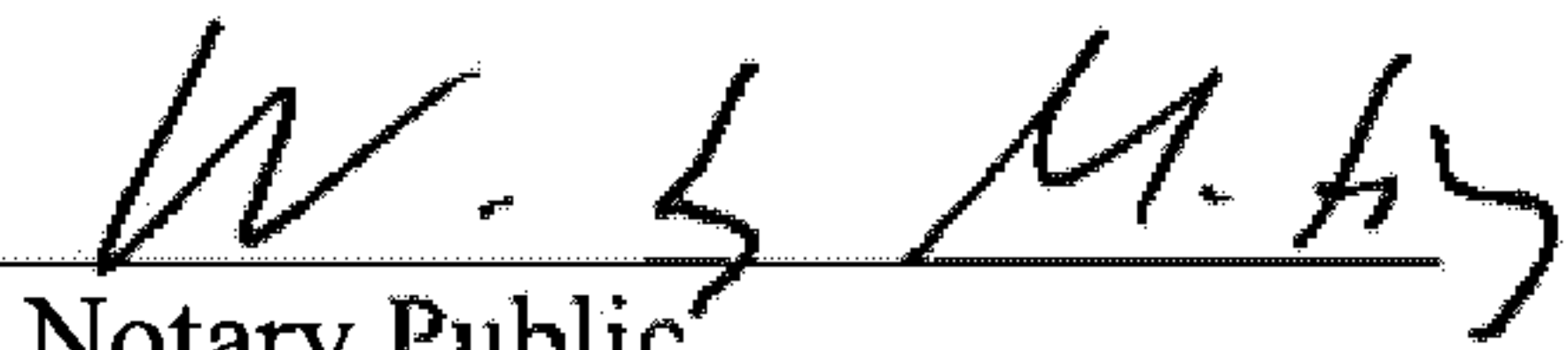

Notary Public

Exhibit A

[Description of Property]

That certain real property located in Shelby County, Alabama consisting of one parcel identified as the “COMMON AREA” as shown on that certain subdivision to the City of Calera, Shelby County, Alabama, according to the plat recorded on November 1, 2019 in Map Book 51, at Page 79 in the land records of Shelby County, Alabama.

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, an Alabama limited liability company	Grantee's Name:	Townside Property Owners Association, Inc., an Alabama non-profit corporation
Mailing Address:	4058 N. College Ave. Ste. 300, Box 9, Fayetteville, AR 72703	Mailing Address:	Townside Property Owners Association, Inc. 5 Riverchase Ridge Birmingham, AL 35244
Property Address	The Heights Lane, Calera, Alabama 35040	Date of Sale	<u>July 27th, 2023</u>
		Total Purchase Price	<u>\$10.00</u>

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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.

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: July 27th, 2023

GRANTOR:

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

By: 

Name: Stephen Lieux

Its: Manager

____ Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2023 08:55:23 AM
\$35.00 BRITTANI
20230807000236780

Allen S. Bayl