This instrument was prepared by:

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

Send tax notice to: Agneta Kalaghe

148 Coleman Way Calera, AL 35040

SOURCE OF TITLE: Deed Book Page or Instrument #20230724000221320

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED THIRTY THREE THOUSAND FOUR HUNDRED TWENTY AND 00/100 DOLLARS (\$233,420.00) 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 Agneta Kalaghe (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 114, according to the Final Plat of Camden Park, Phase 3, Sector One, as recorded in Map Book 58, pages 32 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$229,191.00 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.

IN WITNESS WHEREOF, the said Granto to execute this conveyance, hereto set of <u>October</u> , 2023.	or, by its Authorized Representative, who is authorized its signature and seal, this the 30 day
	Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company By: Name: Katie McWilliams Its: Manager
STATE OF ALABAMA)	
JEFFERSON COUNTY)	
Katie McWilliams, whose name as LLC, an Alabama Limited Liability conveyance and who is known to me	in and for said County, in said State, hereby certify that Manager of Rausch Coleman Homes Birmingham, Company, whose name is signed to the foregoing a cknowledged before me on this day that, being ance, they executed the same voluntarily on the day the
Given under my hand and official : 2023.	seal this 30^{+h} day of $0c+obe$
My commission expires: $05/25/20$	Notary Public Notary
	and the second of the second o

Real Estate Sales Validation Form

	This Document must be filed	in accordance with	Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	Rausch Coleman Homes Birmin	gham, LLC	Grantee's Name Mailing Address	Agneta Kalaghe 148 Coleman Way	
Mailing Address	4058 N. College Street Suite 300		TD 4 CC-1-	Calera, AL 35040 October 30, 2023	
	Fayetteville. AR 72703		Date of Sale Total Purchase Price		
Property Address	148 Coleman Way Calera, AL 35040		Or Actual Value Or	\$	
			Assessor's Market Valu		
The purchase	rice or actual value claimed ecordation of documentary	l on this form car evidence is not r	n be verified in the equired)	following documentary	evidence:
Bill of S	Sale	Appraisa	.1		
Bill of S Sales C	ontract	Other:			
Closing	Statement	<u> </u>	<u></u>		
	nce document presented for	rocardation con	tains all of the requ	ired information referen	ced above,
If the conveya- the filing of th	is form is not required.	recordation con	tains an or the requ		······································
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and their curre	e and mailing address - provent mailing address.				
being conveye					
which interest	ess - the physical address of to the property was convey	red.			
conveyed by 1	e price - the total amount pa the instrument offered for re	ecora.			
conveyed by appraiser or the	- if the property is not being the instrument offered for re he assessor's current market	value.	be evidenced by an	appraisar conducted of	
valuing prope Alabama 197	provided and the value must aluation, of the property as certy for property tax purpose 5 § 40-22-1 (h).	determined by the es will be used an	e focal official cha id the taxpayer wil	l be penalized pursuant t	o Code of
accurate. I fu	e best of my knowledge and rther understand that any fa ated in <u>Code of Alabama</u> 19	ise statements ci	aimed on this form	ed in this document is true may result in the impost	ition of the
Date $10/3$	0/2023 Print_	Andrew Br		1/2	
Unatte			Sign(Grantor/Gr	antee/ Owner/Agent) circle of	ne ne
	(verified by)	Filed and Recorded Official Public Reco	rds		Form RT-1
		Judge of Probate, Sl Clerk Shelby County, AL	nelby County Alabama,	County	

10/31/2023 08:16:15 AM

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