

This instrument was prepared by:

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

Send tax notice to:

Moses Eugene Townsel, III
251 Amber Avenue
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 THREE HUNDRED AND 00/100 DOLLARS (\$233,300.00)** 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 **Moses Eugene Townsel, III** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 75, 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

\$233,300.00 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 Grantor, by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31st day of October, 2023.

Rausch Coleman Homes Birmingham, LLC,
an Alabama Limited Liability Company

By: [Signature]
Name: Katie McWilliams
Its: Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

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, an Alabama Limited Liability Company, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2023.

[Signature]
Notary Public

My commission expires: _____



