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 grantec 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.

	Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company
	By:
	Its: Manager
STATE OF ALADAMAN	
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 acknowledged before me on this day that, being nce, they executed the same voluntarily on the day the
Given under my hand and official so 2027.	cal this 315 day of October,
	Notary Public
My commission expires:	
	DANIEL ODREZIN NOTABY My Commission Expires April 3, 2026

Real Estate Sales Validation Form

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

Grantor's Name	antor's Name Rausch Coleman Homes Birmingham, LLC			Moses Eugene Townsel, III 251 Amber Avenue	
Mailing Address	4058 N. College Street			alera, AL 35040	
	Suite 300 Fayetteville, AR 72703	Date of Sa Total Purc	.	ctober 31, 2023 233,300.00	
Property Address	251 Amber Avenue Calera, AL 35040	Or Actual Va	lue <u>\$</u>		
		Oı Assessor's	r Market Value <u>\$</u>		
<u> </u>	rice or actual value claimed on the ecordation of documentary evide		ied in the fo	llowing documentary evidence:	
Bill of S	Sale	Appraisal			
Bill of S Sales Co	ontract	Other:			
Closing	Statement				
-	nce document presented for recors s form is not required.	dation contains all of	f the require	d information referenced above,	
· · · · · · · · · · · · · · · · · · ·		Instructions		······································	
	and mailing address - provide that mailing address.	ne name of the person	n or persons	conveying interest to property	
Grantee's name being conveyed	e and mailing address - provide the	ne name of the person	n or persons	to whom interest to property is	
-	ss - the physical address of the protection to the property was conveyed.	roperty being convey	ed, if availa	ble. Date of Sale - the date on	
-	price - the total amount paid for e instrument offered for record.	the purchase of the p	property, bot	th real and personal, being	
conveyed by th	if the property is not being sold, le instrument offered for record. assessor's current market value.	This may be evidence			
current use val	rovided and the value must be denation, of the property as determ ty for property tax purposes will § 40-22-1 (h).	ined by the local offi	cial charged	with the responsibility of	
accurate. I furt	best of my knowledge and belief her understand that any false stat ed in <u>Code of Alabama 1975</u> § 4	ements claimed on th			
Date	/23 Print	Dauel	Odrez.		
Unattest	· · · · · · · · · · · · · · · · · · ·	Sign			
	(verified by)	(Gi Filed and Recorded		Owner/Agent) direle one	
		Official Public Reco Judge of Probate, Sl Clerk	ords	Form RT-1 Labama, County	

Shelby County, AL

20231101000320690

\$29.00 JOANN

11/01/2023 10:56:15 AM

alling 5. Beyol