This instrument was prepared by: Joshua L. Hartman

J L Hartman, P.C.
P. O. Box 846

Dimediachem Alabama 25

Birmingham, Alabama 35201

Send tax notice to: Melanie R. Eaton 250 Amber Avenue

Calera, AL 35040

SOURCE OF TITLE: Deed Book, Page or

Instrument #20230724000221320

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00) to the undersigned grantor, Rausch Coleman Homes Birmingham, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Melanie R. Eaton, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 96, 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.

\$256,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fce simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with the Grantees, 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

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 20th day of February,

Notary Public

My commission expires:

DANIEL ODREZIN

Ny Commission Expires

April 3, 2000

Real Estate Sales Validation Form

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

Grantor's Name			Grantee's Name Mailing Address	Melanie R. Eaton 250 Amber Avenue
Mailing Address	4058 N. College Street Suite 300			<u>Calera, AL 35040</u>
	Fayetteville, AR 72703		Date of Sale Total Purchase Price	February 20, 2024 \$285,000.00
Property Address	250 Amber Avenue Calera, AL 35040		Or Actual Value	<u>\$</u>
			Or Assessor's Market Valu	1e \$
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)				
		Appraisa	.1	
Sales Co	ontract	Other:		
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.				
current use valuing proper	luation, of the property as de	termined by the	local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt	best of my knowledge and be ther understand that any false ted in <u>Code of Alabama 197</u> :	e statements clai	imed on this form	d in this document is true and may result in the imposition of the
Date	<u>UU</u> Print	Danie	1 Ocheria	
Unattes	sted		Sign	
	and Recorded (vcrified by) al Public Records		(Grantor/Gran	ntee/ Owner/Agent) circle one
	of Probate, Shelby County Alabama	, County		Form RT-1

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Shelby County, AL

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