

This instrument was prepared by:	Send tax notice to:
Joshua L. Hartman	Melanie R. Eaton
J L Hartman, P.C.	250 Amber Avenue
P. O. Box 846	Calera, AL 35040
Birmingham, Alabama 35201	

**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 fee 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.

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 20th day of February, 2024.

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

By: 
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, 2024.


Notary Public

My commission expires: _____



