

STATE OF ALABAMA ) COUNTY OF SHELBY )	After recording return and send tax notices to: ARG Housing, LLC 4058 N. College Ave., Ste 300 Fayetteville, AR 72703
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**GENERAL WARRANTY DEED**

THE STATE OF ALABAMA       §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY       §

THAT RAUSCH COLEMAN HOMES BIRMINGHAM, LLC an Alabama limited liability company (“Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid ARG HOUSING, LLC, an Arkansas limited liability company (“Grantee”), whose address is 4058 N. College Ave., Suite 300, Fayetteville, AR 72703, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee, that certain tract or parcel of land situated in Calera, Shelby County, Alabama, and described on Exhibit “A” attached hereto and made a part hereof for all purposes (the “Land”), with: (i) any and all appurtenances belonging or appertaining to the Land; (ii) any and all improvements located on the Land; (iii) any and all appurtenant easements or rights of way affecting the Land and any of Grantor’s rights to use same; (iv) any and all rights of ingress and egress to and from the Land and any of Grantor’s rights to use same; (v) any and all mineral rights and interests of Grantor relating to the Land (present or reversionary); (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Land or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of the Land; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the Land, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Land (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the Land and (d) any and all reversionary interests in and to the Land (the Land, together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the “Property”).

This conveyance is made subject to any restrictions, easements, or other encumbrances of the record (the “Permitted Encumbrance”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Encumbrances.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.  
SIGNATURE PAGE FOLLOWS.**

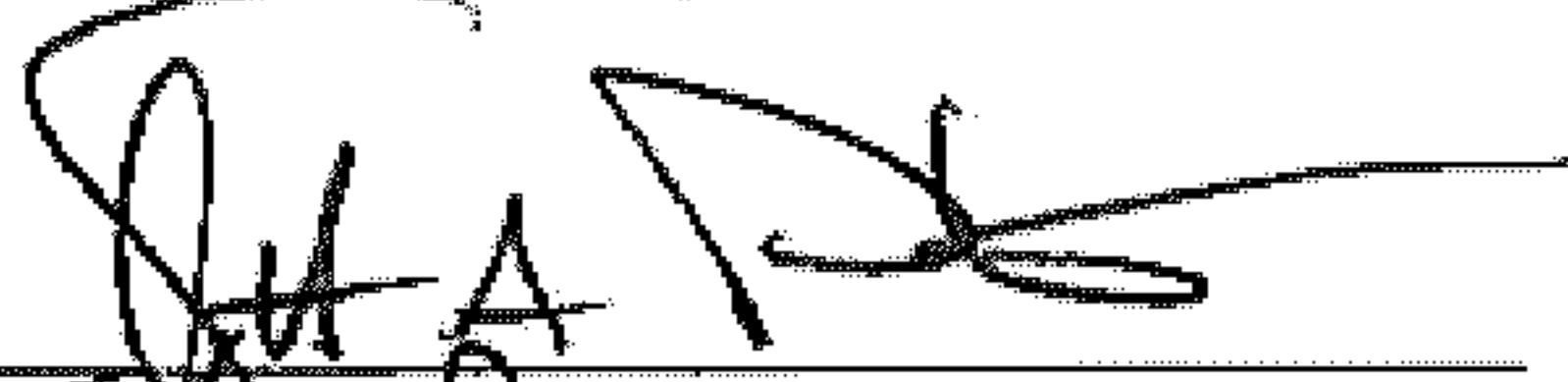
IN TESTIMONY WHEREOF, Grantor has caused this deed to be executed as of February 20, 2024

Rausch Coleman Homes Birmingham, LLC  
an Alabama limited liability company

By:

Name:

Title:

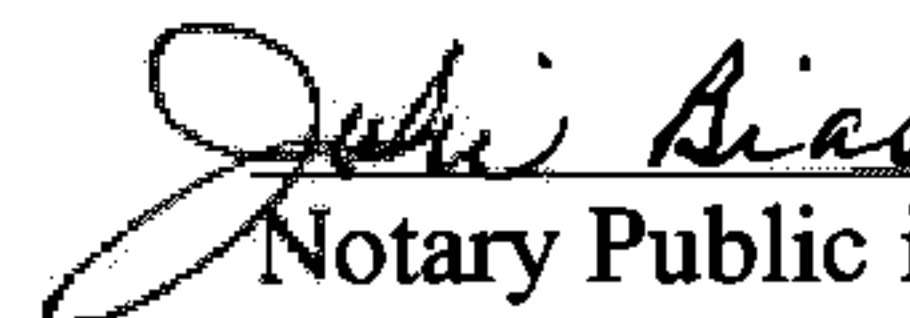
  
Scott Peters  
MANAGER

STATE OF ARKANSAS )

COUNTY OF WASHINGTON )

On this 20th day of February, 2024 before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person Scott A. Peters (being the person authorized by said company to execute such instrument, stating their respective capacities in that behalf), to me personally well known, who stated that they were the Manager of Rausch Coleman Homes Birmingham, LLC, an Alabama limited liability company, and were duly authorized in their respective capacities to execute the foregoing instruments for and in the mane and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of February, 2024.

  
Notary Public in and for the State of Arkansas

My Commission Expires:

5-29-32

(Seal)

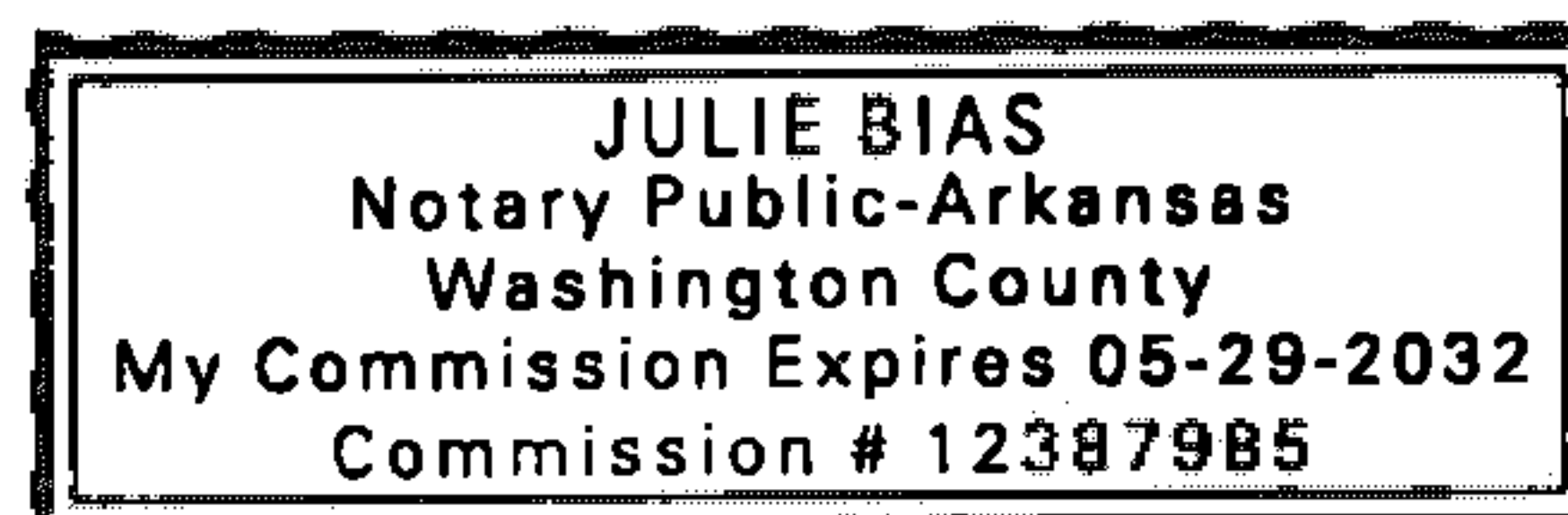


Exhibit "A"

"Land"

Lots 34 and 35 of the Final Filed Plat for Camden Park, Phase 3, Sector 1, a Residential Subdivision of Calera, Shelby County, Alabama as filed in Map Book 58, Page 32 A, on July 14, 2023, in the office of the Probate Judge of Shelby County, Alabama.

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Rausch Coleman Homes Birmingham, LLC  
 Mailing Address 4058 N. College Ave., Suite 300  
Fayetteville, AR 72703

Grantee's Name ARG Housing, LLC  
 Mailing Address 4058 N. College Ave., Suite 300  
Fayetteville, AR 72703

Property Address Lots 34 and 35  
Camden Park, Phase 3, Sector 1

Date of Sale February 20, 2024

Total Purchase Price \$ 398,144.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk

or  
 Actual Value \$

or  
 Assessor's Market Value \$

Shelby County, AL  
 02/22/2024 12:06:00 PM  
 \$429.50 JOANN  
 20240222000046220



The purchase price or actual value claimed (Allen S. Byrd) can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other (Tax Record) transfer of land between  
☐ Closing Statement departments with the same ownership.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/20/2024

Print Scott Peters

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**