

**This instrument was prepared by:**

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

**Send tax notice to:**

Randell Frank Spear  
230 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 TWO THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$232,400.00)** 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 **Randell Frank Spear** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 101, according to the Survey of Camden Park, Phase Three, Sector One, as recorded in Map Book 58, page 32 A & B, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**


**\$197,540.00 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 23<sup>rd</sup> day of February, 2024.

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

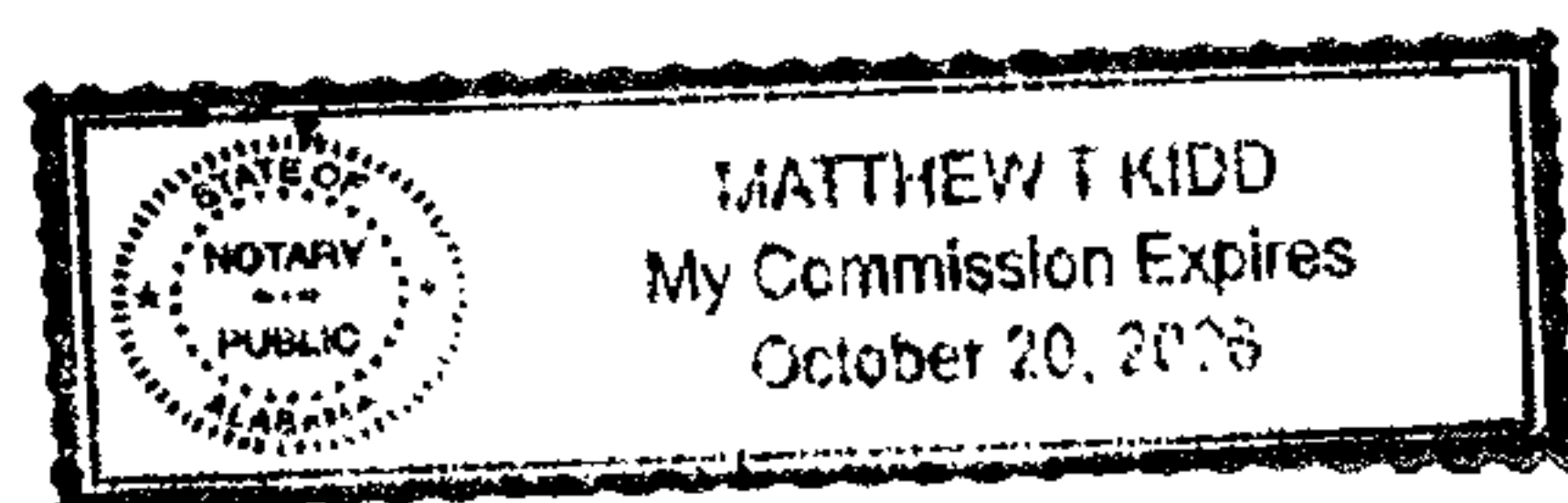
By:   
Name: Katie McWilliams  
Its: Manager

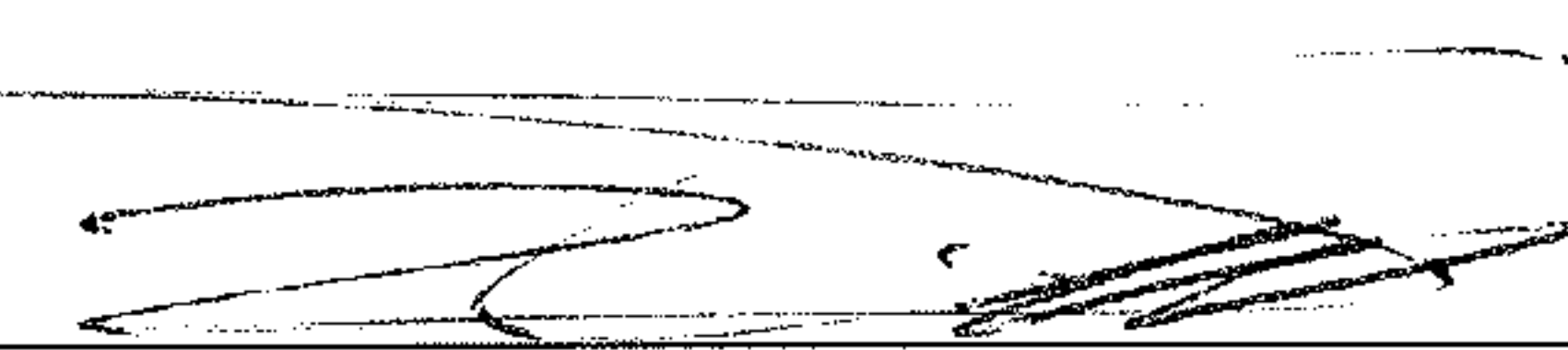
STATE OF ALABAMA )

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 23<sup>rd</sup> day of February, 2024.



  
Notary Public

My commission expires: \_\_\_\_\_

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Rausch Coleman Homes Birmingham, LLC</u>	Grantee's Name	<u>Randell Frank Spear</u>
Mailing Address	<u>4058 N. College Street</u> <u>Suite 300</u> <u>Fayetteville, AR 72703</u>	Mailing Address	<u>230 Amber Avenue</u> <u>Calera, AL 35040</u>
Property Address	<u>230 Amber Avenue</u> <u>Calera, AL 35040</u>	Date of Sale	<u>February 23, 2024</u>
		Total Purchase Price	<u>\$232,400.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

☒ Bill of Sale  
☒ Sales Contract

☐ Appraisal  
☐ 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.

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 2/23/24

Print [Signature]

☒ Unattested

Sign

(Grantor/Grantee/ Owner (Agent) circle one)

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/26/2024 08:03:30 AM  
\$63.00 PAYGE  
20240226000048140

Allen S. Bayl

**Form RT-1**