This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Robbie Joyce McKinney
274 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 FIFTY FOUR THOUSAND FOUR HUNDRED SIXTY AND 00/100 DOLLARS (\$254,460.00) 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 Robbie Joyce McKinney, who is one and the same person and also known as Robbie J. McKinney (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 90, 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

\$259,110.00 of the purchase price recited above has been paid from the proceeds of multiple mortgage loans 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.

the day
cmingham, LLC, Company
Homes Birmingham, ned to the foregoing this day that, being luntarily on the day the
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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 Birm	ingham, LLC	Grantee's Name Mailing Address	Robbie Joyce McKinney 274 Amber Avenue
Mailing Address	4058 N. College Street		1110111115 1100100	Calera, AL 35040
	Suite 300 Fayetteville, AR 72703		Date of Sale Total Purchase Price	June 12, 2024 \$254,460.00
Property Address	274 Amber Avenue	•	Or Actual Value	•
	Calera, AL 35040		Or	<u></u>
			Assessor's Market Valu	
	orice or actual value claimed ecordation of documentary			following documentary evidence: Filed and Recorded
Bill of S	Sale	Apprais	al	Official Public Records Judge of Probate, Shelby County Alabama, County Clerk
Sales Co	ontract	Other:		Shelby County, AL 06/13/2024 08:18:01 AM \$29.00 PAYGE
Closing	Statement	·	MARINE	20240613000176130 Qui 5. By
	nce document presented for is form is not required.	r recordation cor	ntains all of the requ	aired information referenced above,
		Instruc		
	e and mailing address - pro ent mailing address.	ovide the name of	f the person or person	ons conveying interest to property
Grantee's name being conveye		ovide the name of	f the person or person	ons to whom interest to property is
	ess - the physical address of to the property was conve		ing conveyed, if av	ailable. Date of Sale - the date on
	e price - the total amount p he instrument offered for r		ase of the property,	both real and personal, being
conveyed by t	if the property is not being the instrument offered for rate assessor's current market	ecord. This may	alue of the property be evidenced by an	, both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation, of the property as	determined by th	e local official char	te of fair market value, excluding ged with the responsibility of less be penalized pursuant to Code of
accurate. I fur	best of my knowledge and ther understand that any fa ted in <u>Code of Alabama 19</u>	ilse statements cl	aimed on this form	ed in this document is true and may result in the imposition of the
Date	2 /2024 Print	Andron	Bryan	
unatte			Sign	antee/ Owner/Agent) circle one
	(verified by)		(Grantor/Gra	anice one