Prepared By and After Recording, Return To:
Birmingham LD, LLC

4058 N. College Ave., Ste 300

Fayetteville, AR 72703

Send Tax Notice To:
Rausch Coleman Homes Birmingham, LLC
4058 N. College Ave., Ste 300
Fayetteville, AR 72703

STATUTORY 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 purchase price of Ten Dollars (\$10.00) in hand paid by BIRMINGHAM LD, LLC, an Alabama limited liability company ("Grantee"), 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 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 and all matters that would be shown on a current and accurate survey (the "Permitted Encumbrances").

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 by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

Grantee's address is: 4058 N. College Ave., Ste 300, Fayetteville, AR 72703

IN WITNESS WHEREOF, Gra	antor has caused this deed to be executed effective as of JMMMY 16,
2025.	
Rausch Coleman Homes Birmingham, I an Alabama limited liability company By: Name: Scott A Peters Title: Wanager	
STATE OF ARKANSAS)	
COUNTY OF WASHINGTON)	
authorized by said company to execute personally well known, who stated that Alabama limited liability company, and instruments for and in the mane and bel	nd State, appeared in person Suff A. Peters (being the person e such instrument, stating their respective capacities in that behalf), to me they were the Manager of Rausch Coleman Homes Birmingham, LLC, and were duly authorized in their respective capacities to execute the foregoing half of said company, and further stated and acknowledged that they had so going instrument for the consideration, uses and purposes therein mentioned
IN TESTIMONY WHEREOF January, 2025.	I have hereunto set my hand and official seal this 15th day of Notary Public in and for the State of Arkansas
My Commission Expires: 1-31-2029 (Scal)	OFFICIAL SEAL MELISSA COLEMAN NOTARY PUBLIC ARKANSAS BENTON COUNTY COMMISSION# 12708554 COMMISSION EXP 07/31/2029

Exhibit "A"

"Land"

Lots 3 and 5, according to the Final Plat of Camden Park Phase One Sector One, a Residential Subdivision in the City of Calera, Shelby County, Alabama, as recorded with the Judge of Probate as Map Book 53, Page 65A on December 11, 2020.

Lots 102 and 103, according to Final Plat of Camden Park Phase III – Sector One, a Residential Subdivision in the City of Calera, Shelby County, Alabama, as recorded with the Judge of Probate as Map Book 58, Page 32B, on July 14, 2023.

Lots 215 – 232 (inclusive), 235 – 248 (inclusive), 284 – 287 (inclusive), 290 – 292 (inclusive), 297 – 308 (inclusive), 310 – 312 (inclusive), 319 – 321 (inclusive), 324, and 362 – 374 (inclusive), according to the Final Plat of Camden Park Phase IV – Sector One Residential Subdivision in the City of Calera, Shelby County, Alabama, as recorded with the Judge of Probate as Map Book 59, Page 75, on March 15, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2025 11:14:14 AM
\$4156.00 JOANN

20250204000033920

alli 5. Buyl

Real Estate Sales Validation Form

This	Document must be filed in accor	rdance with Code of Alabama 19	975, Section 40-22-1	
Grantor's Name	Rausch Coleman Homes Birmingham, LLC	Grantee's Name Birmingham LD, LLC		
Mailing Address	4058 N. College Ave., Ste 300	Mailing Address 4058 N. College Ave., Ste 300		
	Fayetteville, AR 72703		Fayetteville, AR 72703	
Property Address	No 9/1 assigued Lots 3 and 5 of Camden Park Phase One, Sector One	Date of Sale	1-15-2025	
i Toperty Addices	Lots 102 and 103 of Camden Park Phase III, Sector One	Total Purchase Price		
	Lots 215 - 232, 235 - 248, 284 - 287, 290-292, 297 - 308	or		
	310-312, 319 - 321, 324, 362 - 374 of Camden Park Phase IV, Sector One	Actual Value	\$	
		or		
		Assessor's Market Value	\$4,125,000	
•	•	entary evidence is not require Appraisal		
• • • • • • • • • • • • • • • • • • •	document presented for reco this form is not required.	rdation contains all of the re	quired information referenced	
		Instructions		
	d mailing address - provide their current mailing address.	he name of the person or pe	ersons conveying interest	
Grantee's name are to property is being	nd mailing address - provide t g conveyed.	the name of the person or p	ersons to whom interest	
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.				
conveyed by the in	e property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced by a	n appraisal conducted by a	
excluding current urresponsibility of val	led and the value must be designed and the value must be designed as a large valuation, of the property large luing property for property taxed Alabama 1975 § 40-22-1 (I	as determined by the local of a purposes will be used and		
accurate. I further	•	tements claimed on this form	ed in this document is true and may result in the imposition	
Date 1-15-202		Print Scott A Petr	EYS.	
Unattested		Sign		
[(verified by)		e/Owner/Agent) circle one Form RT-1	

eForms