

**SEND TAX NOTICE TO:**

Shawn Rothlisberger and Celeste Rothlisberger  
6150 302nd Avenue Northeast  
Carnation, WA 98014

This instrument prepared by:

Kellie M. Dyar  
Law Office of Kellie M. Dyar, LLC  
5112 Shadowbrook Trail  
Birmingham, Alabama 35244  
TC-25-91

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED FORTY FOUR THOUSAND FOUR HUNDRED AND 00/100 (\$344,400.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation**, whose address is 2188 Parkway Lake Drive, Ste 200, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Shawn Rothlisberger and Celeste Rothlisberger**, whose address is 6150 302nd Avenue Northeast, Carnation, WA 98014, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Shawn Rothlisberger and Celeste Rothlisberger, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 62, according to the Final Plat of Koslin Farms, Phase 3, as recorded in Map Book 60, page 3 in the Probate Office of Shelby County, Alabama.**

**FOR INFORMATIONAL PURPOSE ONLY:**

**Address is 632 Koslin Court, Montevallo, Alabama 35115.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$275,520.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

*(Remainder of Page Intentionally Left Blank – Signature Page Follows)*

**IN WITNESS WHEREOF**, Grantor, D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation, by Brenda L. Gibson, as Assistant Secretary, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of March, 2025.

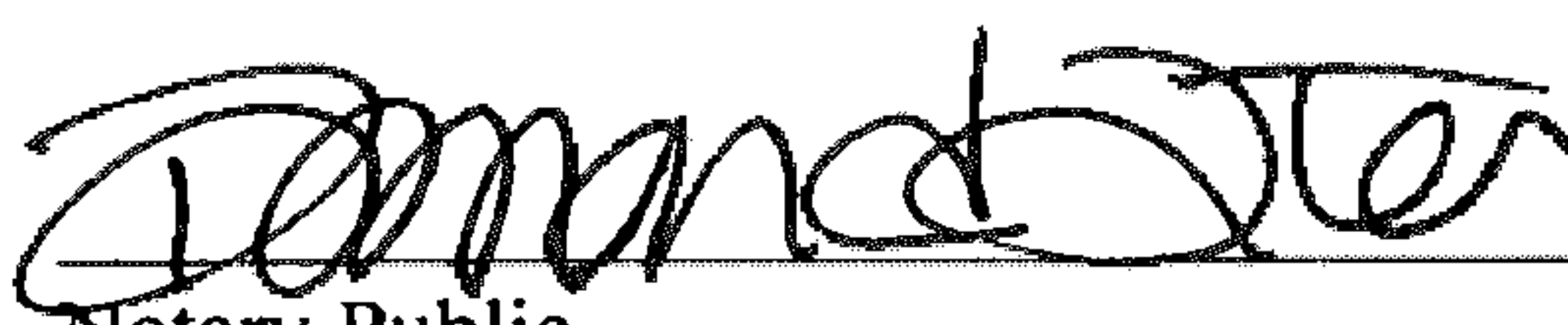
D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation

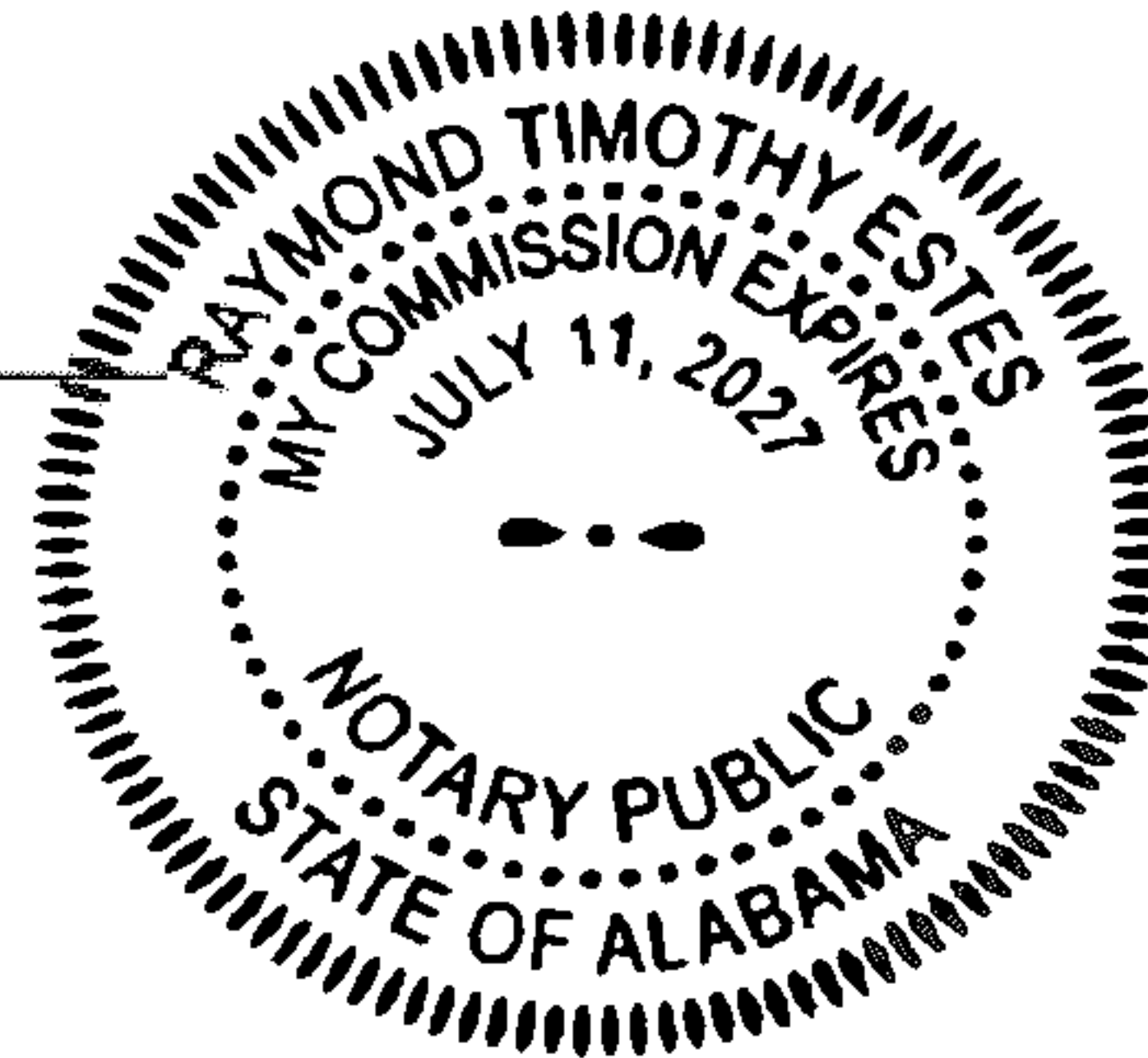
By:   
Brenda L. Gibson, Assistant Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brenda L. Gibson, whose name as Assistant Secretary of D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation, 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, he/she/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 27th day of March, 2025.

  
Notary Public





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2025 02:24:22 PM  
\$94.00 JOANN  
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