

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Heather A. Hartfield and Ryan L. Hartfield
220 Barkwood Loop
Calera, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred eighty three thousand and no/100 (\$183,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Donovan Builders, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heather A. Hartfield and Ryan L. Hartfield** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

\$164,700.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Donovan Builders, LLC**, by Jack Donovan, its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 30th day of April, 2014.



Donovan Builders, LLC
By: Jack Donovan
Its: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Jack Donovan, whose name as Member of Donovan Builders, LLC, a limited liability company, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 30th day of April, 2014.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-14

EXHIBIT "A"

Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence South $01^{\circ}57'06''$ East along the $\frac{1}{4}$ $\frac{1}{4}$ line, a distance of 612.71 feet; thence North $88^{\circ}48'59''$ East, a distance of 624.46 feet; thence North $00^{\circ}01'04''$ West, a distance of 599.93 feet, thence South $89^{\circ}57'28''$ West along the $\frac{1}{4}$ $\frac{1}{4}$ line, a distance of 645.01 feet to the point of beginning.

Also, an Easement over the following described property for ingress, egress and utilities: An Easement sixty (60) feet in width for a right of way for a road over and across the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8 and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama; said right of way centerline more particularly described as follows: Begin 30 feet West of the intersection of the East line of SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 8, Township 22 South, Range 1 West and the Shelby County Road Number 42, thence Southwardly meandering along ridge and old logging road in said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 8; thence continue Southwardly meandering along ridge and old logging road in E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, to the North of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama.

Also, an Easement over the E 30' of the following described property for ingress, egress and utilities: Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence S $01^{\circ}57'06''$ E along the $\frac{1}{4}$ $\frac{1}{4}$ line, a distance of 612.71'; thence N $88^{\circ}48'59''$ E, a distance of 624.46'; thence N $00^{\circ}01'04''$ W, a distance of 599.93'; thence S $89^{\circ}57'28''$ W along the $\frac{1}{4}$ $\frac{1}{4}$ line, a distance of 645.01' to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 20140506000135600 05/06/2014 12:34:25 PM DEEDS 3/3

Grantor's Name Donovan Builders, LLC
Mailing Address 3584 Hwy. 31 S., PMB 178
Pelham, AL 35124

Grantee's Name Heather A. Hartfield
Mailing Address Ryan L. Hartfield
220 Barkwood Loop
Calera, AL 35040

Property Address 220 Barkwood Loop
Calera, AL 35040

Date of Sale 04/30/2014
Total Purchase Price \$ 183,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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
☒ Closing Statement

- ☐ Appraisal
☐ Other

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 4/30/14

Print Kelly B. Furgerson

Unattested
(verified by)

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

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2014 12:34:25 PM
\$38.50 KELLY
20140506000135600

[Signature]