CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles

Pelham, AL 35124

20160914000334100 09/14/2016 09:52:24 AM Send tax notice to: Austin G. Snow and Deborah J. Snow 184 Grey Oaks Court Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

3150 Highway 52 West

DEEDS 1/2

Know All Men by These Presents: That in consideration of **Three Hundred Ninety-Six Thousand Five Hundred and no/100 Dollars (\$396,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **DONOVAN BUILDERS**, **LLC** (herein referred to as Grantor), grant, bargain, sell and convey unto **AUSTIN G. SNOW and DEBORAH J. SNOW** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 273, according to the Survey of Grey Oaks, Sector 2, Phase II, as recorded in Map Book 45, Page 14, in the Probate Office of Shelby County, Alabama.

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.

\$293,200.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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

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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by Jack A. Donovan, Sr., its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30th day of August, 2016.

DONOYAN-BUILDERS, LLC

BY: Jack A. Donovan, Sr.

ITS: Member

STATE OF ALABAMA COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **Jack A. Donovan**, **Sr.**, whose name as **Member** of **Donovan Builders**, **LLC**, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of August, 2016/

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Notary Public

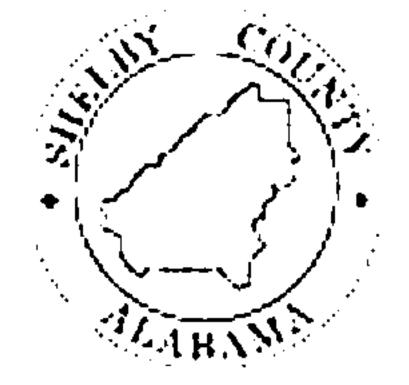
My Commission Expires:__

02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Donovan Builders, LLC 3590-B HWY 31 S, PMB 178 Pelham, AL 35124	B. R 181 A. S. 1	Austin G. Snow Deborah J. Snow 184 Grey Oaks Court Pelham, AL 35124
Property Address	184 Grey Oaks Court Pelham, AL 35124	Date of Sale Total Purchase Price Or	As provided the provided provided by the control of
60914000334100	09/14/2016 09:52:24 AM DEE	DS 2/2 Actual Value Or	\$
	A	ssessor's Market Value	\$
	ABUCABAGA		
	document presented for rec the filing of this form is not requ		f the required information
		ctions	
	d mailing address - provide the ir current mailing address.	name of the person or	persons conveying interest
Grantee's name an property is being co	d mailing address - provide the onveyed.	name of the person or p	persons to whom interest to
Property address -	the physical address of the pro	perty being conveyed, if	available.
Date of Sale - the o	late on which interest to the pro	perty was conveyed.	
-	e - the total amount paid for th the instrument offered for recor	•	erty, both real and personal,
being conveyed b	e property is not being sold, the y the instrument offered for ensed appraiser or the assessor	record. This may be	evidenced by an appraisal
excluding current a responsibility of variations	ded and the value must be detuse valuation, of the property aluing property for property tax to Code of Alabama 1975 § 40	s determined by the lock purposes will be used	cal official charged with the
and accurate. I fur	of my knowledge and belief that ther understand that any false enalty indicated in <u>Code of Alab</u>	statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested		Sign	AND THE PARTY OF T
	(verified by)		fee/Owner/ <u>Agent</u>) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2016 09:52:24 AM
\$91.50 CHERRY
20160914000334100

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