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07/12/2018 03:22:24 PM

DEEDS 1/1

Prepared by:

Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Arthur M San Souci
Lourdes R San Souci

2008 Lime Creek Drive
Chelsea, AL 35043

STATUTORY DEED LIMITED LIABILITY COMPANY WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Seventy Thousand Four Hundred Dollars and No Cents (\$370,400.00) to the undersigned Grantor, Donovan Builders, LLC, an Alabama Limited Liability Company, having a mailing address of 3590-B Highway 31 South, Pelham, AL 35124 (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Arthur M San Souci and Lourdes R San Souci, having a mailing address of 2008 Lime Creek Drive, Chelsea, AL 35043 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, having an address of 2008 Lime Creek Drive, Chelsea, AL 35043, to-wit:

Lot 105, according to the Survey of Final Plat Lime Creek at Chelsea Preserve Sector 3, as recorded in Map Book 36, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$347,028.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Member, who is authorized to execute this conveyance has hereto set its signature and seal, this the 11th day of July, 2018.

DONOVAN BUILDERS, LLC

Jack Donovan
Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack Donovan, whose name as Member of Donovan Builders, LLC and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he, as such Member, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 11th day of July, 2018.

Notary Public, State of Alabama

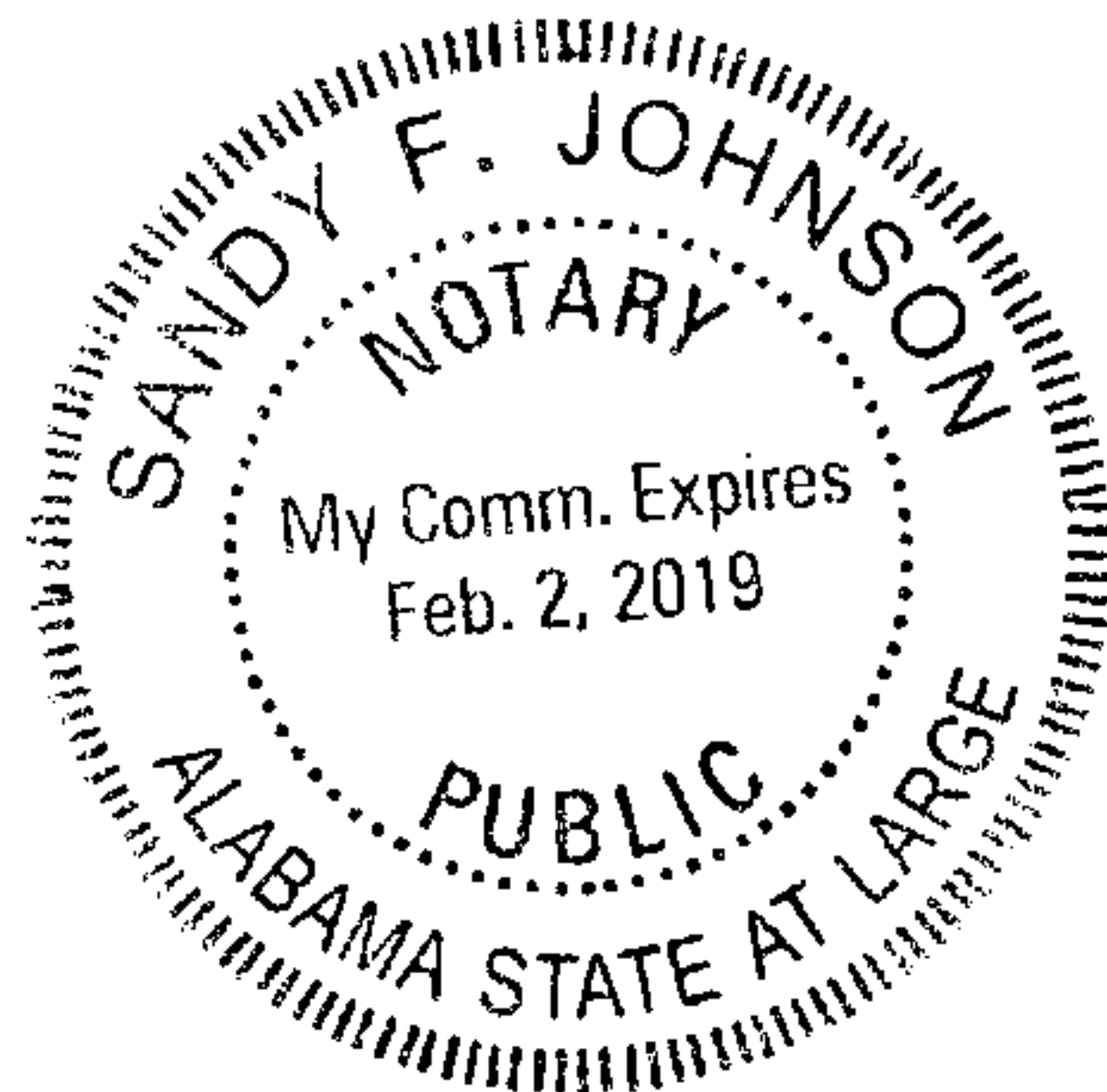
Sandy F. Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/12/2018 03:22:24 PM
\$38.50 CHERRY
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[Signature]