

**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

20180919000335770
09/19/2018 10:58:53 AM
DEEDS 1/3

Send tax notice to:
Michael Scott Morgan and
Christina Wain Morgan
5330 Highway 51
Wilsonville, AL 35186

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million One Hundred Forty-Six Thousand Three Hundred Twenty-Five and no/100 Dollars (\$1,146,325.00)**, 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 **MICHAEL SCOTT MORGAN and CHRISTINA WAIN MORGAN** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" 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.

\$800,000.00 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 17th day of September, 2018.

DONOVAN BUILDERS, LLC


BY: **Jack A. Donovan, Sr.**
ITS: **Member**

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, 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**, 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 17th day of September, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

A parcel of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: From the NE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, run thence South along the East boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 887.85 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 1017.95 feet to a point on the Northerly boundary of County Highway #51; thence turn 103 degrees 00 minutes 05 seconds right and run 887.79 feet along said highway boundary to a point of intersection with the Easterly boundary of County Highway #55; thence turn 89 degrees 54 minutes 05 seconds right and run 111.43 feet along said County Highway #55 boundary and the following course: 05 degrees 21 minutes 35 seconds left for 106.97 feet; thence 05 degrees 23 minutes left for 120.25 feet; 03 degrees 54 minutes 52 seconds left for 111.10 feet; 03 degrees 34 minutes 52 seconds left for 128.43 feet; thence turn 00 degrees 43 minutes 52 seconds left and run 194.65 feet along said highway boundary; thence turn 92 degrees 40 minutes 07 seconds right and run 859.00 feet to the point of beginning of herein described parcel of land. Situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

PARCEL NO.: 16-2-04-0-000-008.001

Real Estate Sales Validation Form

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

Grantor's Name	Donovan Builders, LLC	Grantee's Name	MICHAEL SCOTT MORGAN
Mailing Address	3590-B HWY 31 S, PMB 178 Pelham, AL 35124	Mailing Address	CHRISTINA WAIN MORGAN 5330 Highway 51 Wilsonville, AL 35186
Property Address	5330 Highway 51 Wilsonville, AL 35186	Date of Sale	September 17, 2018
		Total Purchase Price \$	1,146,325.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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.

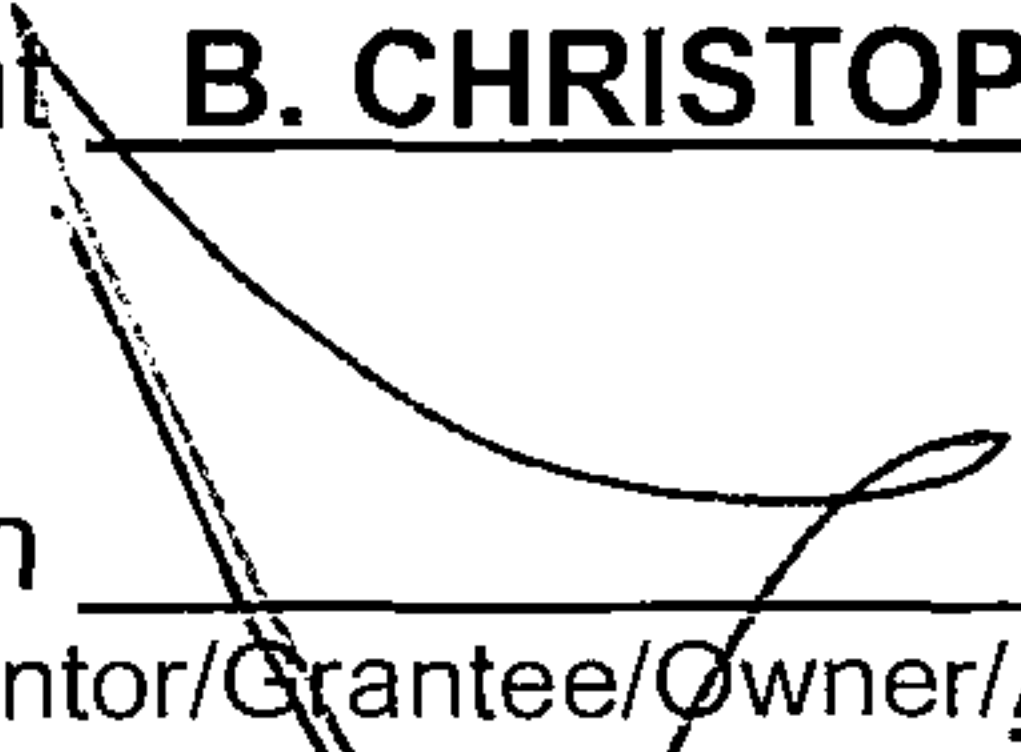
Date of Sale - the date on which interest to the property was conveyed.

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.

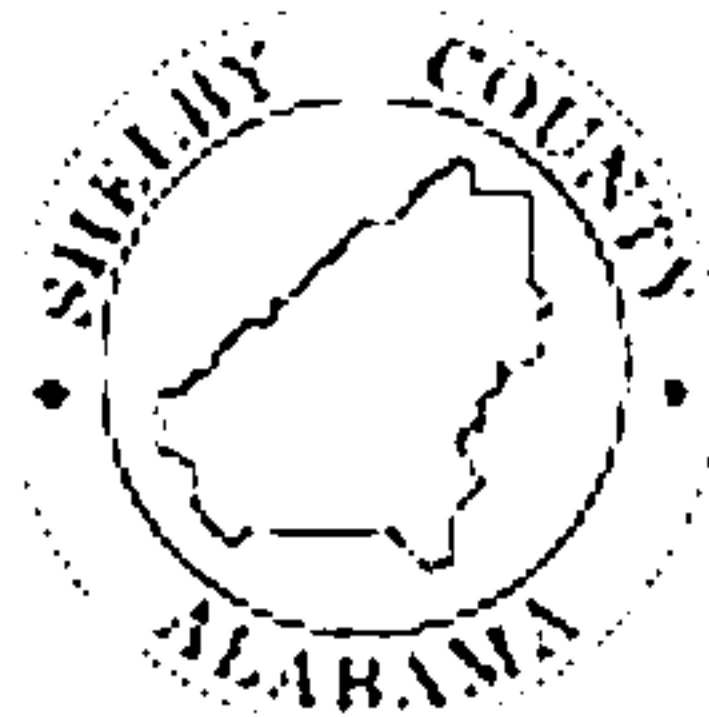
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2018 10:58:53 AM
\$367.50 DEBBIE
20180919000335770

Debbie S. Bayl