# 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: Joseph E. Smith and Melissa C. Smith 104 Grey Oaks Court Pelham, AL 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Ninety Thousand Six Hundred Fifty and no/100 Dollars (\$390,650.00)**, 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 **JOSEPH E. SMITH and MELISSA C. SMITH** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 409, according to the Amended Plat of Grey Oaks, Sector 4, as recorded in Map Book 50, Page 23, 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.

**\$312,520.00** 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 **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 17th day of May, 2019.

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DONOVAN BUILDERS, LLC

BY: Jerrica Fletcher ITS: Authorized Agent

## STATE OF ALABAMA COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** 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 May, 2019.

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

Notary Public

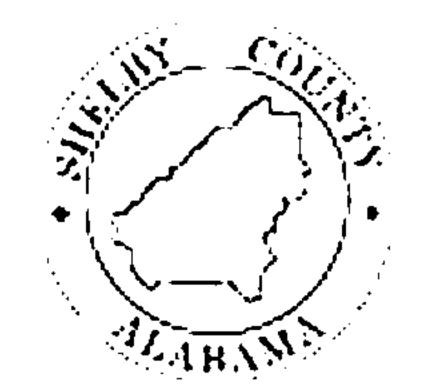
My Commission Expires:\_

01/30/2021

### Real Estate Sales Validation Form

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

| Grantor's Name<br>Mailing Address   | Donovan Builders, LLC   | Grantee's Name<br>Mailing Address  | JOSEPH E. SMITH   |
|---|---|--|---|
|   | 3590-B HWY 31 S, PMB 178<br>Pelham, AL 35124  |  | MELISSA C. SMITH  104 Grey Oaks Court  Pelham, AL 35124 |
| Property Address  | 104 Grey Oaks Court Pelham, AL 35124  | Date of Sale<br>Total Purchase Price<br>Or<br>Actual Value<br>Or<br>Assessor's Market Value  | \$ 390,650.00<br>\$                                     |
| evidence: (check or Bill of Sale X Sales Contra Closing State If the conveyance | <del></del>   | ry evidence is not required Appraisal Other cordation contains all con | red)  |
|   | Instrumailing address - provide the urrent mailing address.   | actions name of the person or pe   | ersons conveying interest to                            |
| Grantee's name and property is being co   | d mailing address - provide the<br>nveyed.  | name of the person or  | persons to whom interest to                             |
| Property address - t  | he physical address of the pro  | perty being conveyed, if   | available.  |
| Date of Sale - the da   | ate on which interest to the pro  | perty was conveyed.  |   |
| •   | e - the total amount paid for the he instrument offered for reco  |  | erty, both real and personal,                           |
| being conveyed by t   | property is not being sold, the he instrument offered for record ser or the assessor's current n                                  | d. This may be evidence  |   |
| excluding current us<br>responsibility of val                                   | ed and the value must be defined by the valuation, of the property and uing property for property taxto Code of Alabama 1975 § 40 | as determined by the local second in the sec | cal official charged with the                           |
| and accurate. I furt  | of my knowledge and belief that<br>ner understand that any false<br>nalty indicated in <u>Code of Alab</u>                        | statements claimed on  | this form may result in the                             |
| Date  |   | Print B. CHRISTO   | PHER BATTLES  |
| Unattested  |   | Sign   |   |
|   | (verified by)   | (Grantor/Givantee/Own  | r/ <u>Agent</u> ) circle one<br>Form RT-1               |



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2019 11:09:59 AM
\$96.50 CHARITY

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