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

20190910000332530 09/10/2019 12:20:42 PM

DEEDS 1/2

Send tax notice to:
Demond M. Hawthorne and
Felecia M. Hawthorne
89 Grey Oaks Ct.
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Sixty-Four Thousand Nine Hundred and no/100 Dollars (\$364,900.00)**, 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 **DEMOND M. HAWTHORNE** and **FELECIA M. HAWTHORNE** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 415, according to the Survey of 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.

\$346,655.00 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 30th day of August, 2019.

BY: Jerrica Fletcher ITS: Authorized Agent

DONOVAN BUILDERS, LLC

STATE OF ALABAMA COUNTY OF SHELBY

I, CHRISTINA NORWOOD, 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 30th day of August, 2019.

CHRISTINA NORWOOD

Notary Public, State of Alabama

Alabama State At Large

My Commission Expires

July 23, 2023

Notary Public

My Commission Expires: 07/23/23

20190910000332530 09/10/2019 12:20:42 PM DEEDS 2/2

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	Grantee's Name Mailing Address	DEMOND M. HAWTHORNE AND FELECIA M. HAWTHORNE 89 Grey Oaks Court Pelham, AL 35124
Property Address	89 Grey Oaks Court Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value Or ssessor's Market Value	\$ 364,900.00
evidence: (check or Bill of Sale X Sales Control X Closing State If the conveyance		ry evidence is not required to the second se	red)
	Instrudent de la mailing address - provide the result mailing address.	name of the person or p	ersons conveying interest to
Grantee's name an property is being co	d mailing address - provide the nveyed.	name of the person or	persons to whom interest to
Property address -	the physical address of the prop	perty being conveyed, if	available.
Date of Sale - the d	ate on which interest to the pro	perty was conveyed.	
	e - the total amount paid for the the the the the the the the the total amount paid for recor	•	erty, both real and personal,
being conveyed by t	property is not being sold, the the instrument offered for record iser or the assessor's current m	d. This may be evidence	
excluding current uresponsibility of va	ded and the value must be dete se valuation, of the property as luing property for property tax to <u>Code of Alabama 1975</u> § 40-	s determined by the local purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief that her understand that any false nalty indicated in <u>Code of Alaba</u>	statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign (Grantor/Grantee/Owne	
J. AH.M.	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alab Clerk Shelby County, AL 09/10/2019 12:20:42 PM \$26.00 CHERRY 20190910000332530	ama, County Our 5. Beyl	Førm RT-1