WARRANTY DEED

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

Send tax notice to: Donovan Builders, LLC 111 Applegate Court Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Sixty Thousand and no/100 Dollars (\$60,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, GREY OAKS PROPERTIES, LLC (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto DONOVAN BUILDERS, LLC, (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 602, according to the Final Plat of Grey Oaks Phase 6, as recorded in Map Book 53, Page 78 A and B, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$412,100.00

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.

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

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by William G. Sanders, Jr., its Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal this 21st day of January, 2021.

Grey Oaks Properties, LLC

BY: William G. Sånders, Jr.

ITS: Manager

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Manager of Grey Oaks Properties, 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 21st day of January, 2024

HEATHER A. BRANTLEY My Commission Expires June 7, 2023

Notary Public

My Commission Expires: 06/07/2023

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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	Grey Oaks Properties, LLC 1927 1st Ave N 5th Floor	Mailing Address	Donovan Builders, LLC 111 Applegate Court Dolbon Al 25124
Property Address	Birmingham, AL 35203 Lot (OQ) Grey Oaks	Date of Sale	Pelham, AL 35124 January 21, 2021
i Topoity / taarooo	Pelham, AL 35124	Total Purchase Price	
		Or	
	Actual Value \$		
	Assessor's Market Value \$		
•	-		
_	document presented for retaining of this form is not re		of the required information
	Inst	tructions	
	d mailing address - provide th current mailing address.	e name of the person or po	ersons conveying interest to
Grantee's name an property is being co	d mailing address - provide tl onveyed.	he name of the person or	persons to whom interest to
Property address -	the physical address of the p	roperty being conveyed, if	available.
Date of Sale - the	late on which interest to the p	property was conveyed.	
•	ce - the total amount paid for the instrument offered for rec		erty, both real and personal,
being conveyed by	e property is not being sold, the instrument offered for received assessor's current	ord. This may be evidence	
excluding current usersponsibility of variations	ded and the value must be duse valuation, of the property for property to Code of Alabama 1975 §	as determined by the local tax purposes will be used	cal official charged with the
and accurate. I fur	of my knowledge and belief the the sunderstand that any false and indicated in Code of Ala	se statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
<u></u>		The state of the s	
		• :	
Unattested	(verified by)	Sign <u>\</u> (Grantor/Grante	e/Owner/ <u>Agent</u>) circle one
	Filed and Recorded		Form RT-1