



20211109000542480 1/2 \$63.50
Shelby Cnty Judge of Probate, AL
11/09/2021 01:13:20 PM FILED/CERT

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Nikki H. Lester
Tyrone Lester
1049 Grey Oaks Valley
Pelham, AL 35124

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Four Hundred Fifty Thousand Six Hundred Thirty Five Dollars and No Cents (\$450,635.00) to the undersigned Grantor, Donovan Builders, LLC, an Alabama Limited Liability Company, whose mailing address is 3584 Hwy 31 S, PMB 178, 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 Nikki H. Lester and Tyrone Lester, whose mailing address is 1049 Grey Oaks Valley, 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, to-wit:

Lot 604, according to the Final Plat of Grey Oaks Subdivision, Phase 6, as recorded in Map Book 53, Page 78 A and B, in the Probate Office of Shelby County, Alabama.

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


\$412,153.00 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 Managing Member, who is authorized to execute this conveyance has hereto set her signature and seal, this the 4th day of November, 2021.

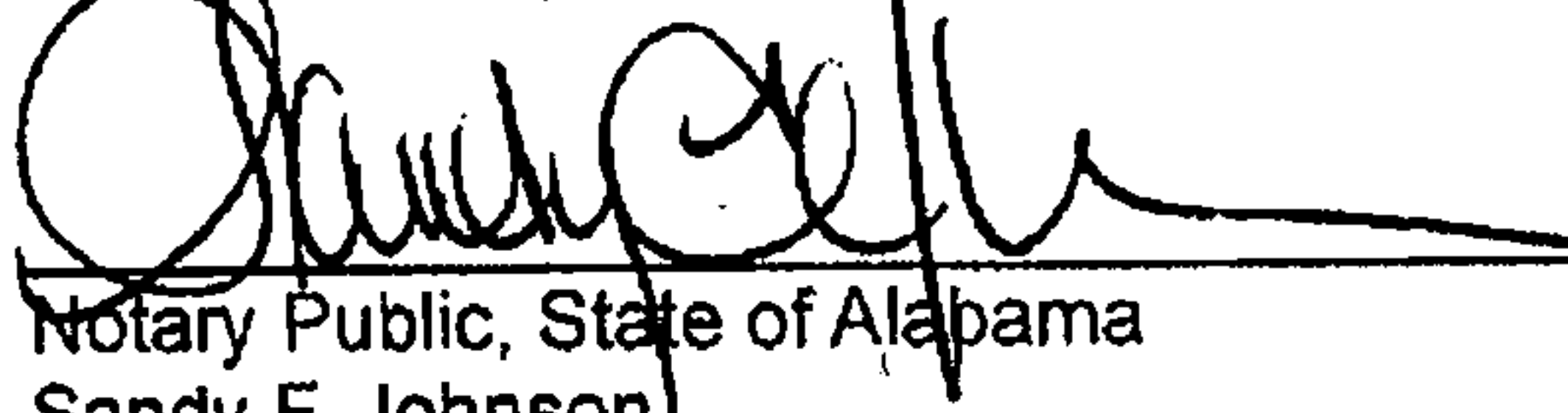
DONOVAN BUILDERS, LLC

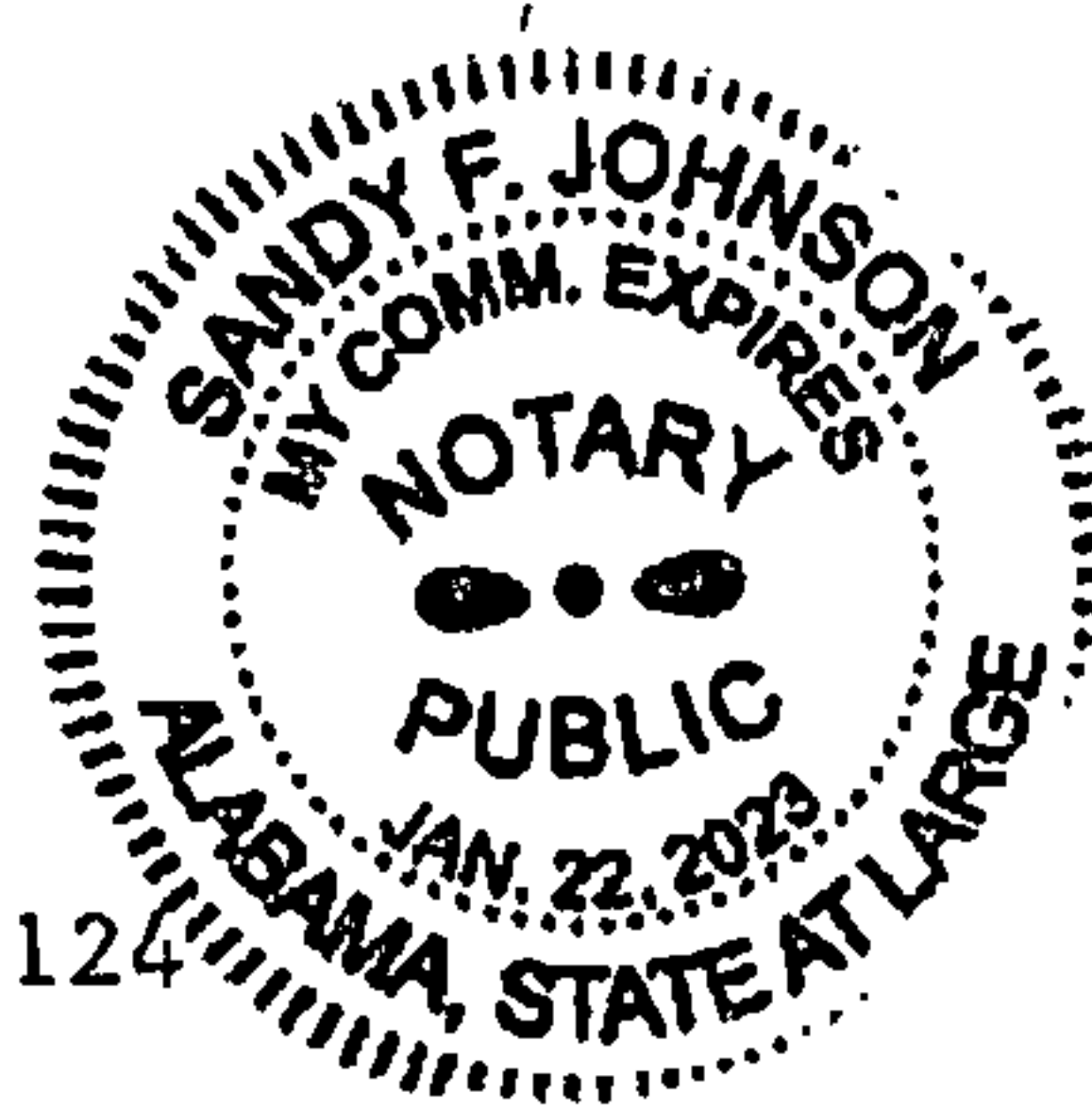

Michelle Donovan
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michelle Donovan, whose name as Managing 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 she, as such Managing 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 ~~29th~~ ^{4th} day of ~~October~~ ^{November}, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Property Address: 1049 Grey Oaks Valley, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



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Allie S. Bayal