20050825000437910 1/1 $21.00
Shelby Cnty Judge of Probate, AL
08/25/2005 10:21:28AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Donovan Builders, LLC
3584 Highway 31 S, PMB 178
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 ($10,000.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **Cornerstone Custom Homes, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Donovan Builders, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lots 109, 121 and 126, according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama; being situated in 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.

NOTE: This instrument was prepared without the benefit of a title search for the purpose of conveying the above described property to Donovan Builders, LLC.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of August, 2005.

Cornerstone Custom Homes, LLC
By: Jack A. Donovan, Sr.
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack A. Donovan, Sr.** whose name as Member of **Cornerstone Custom Homes, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 25th day of August, 2005.

Shelby County, AL 08/25/2005
State of Alabama

Deed Tax:$10.00

Notary Public
My Commission Expires:

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009