42709-Shelby

Source of Title Warrant & Deed Vol. 2006, pg. 155030

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Rhonda W. McGhee 153 Lakeland Ridge Pelham, AL 35043 200703050000097630 1/1 \$76.50 Shelby Cnty Judge of Probate, AL 03/05/2007 10:51:39AM FILED/CERT

Shelby County, AL 03/05/2007 State of Alabama

Deed Tax: \$65.50

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA SOLO COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred thirty-five thousand and 00/100 (\$435,000.00) DOLLARS [of which amount \$369,750.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Donovan Builders, LLC, a limited liability corporation (herein referred to as grantors) do grant, bargain, sell and convey unto Rhonda W. McGhee (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama towit:

Lot 40, according to the Final Plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 27, 2007.

WITNESS:

Define van Builders, LLC

(SEAL)

STATE OF ALABAMA
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A Downay, Sk. Manager of Donovan Builders, LLC, a limited liability corporation, whose name(s) 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said limited liability corporation.

Given under my hand and official seal on February 27, 2007.

My commission expires: 4/25/15

NOTARY PUBLIC