## WARRANTY DEED

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

Send tax notice to:
James A. Dollar and Donna Jo Dollar
148 Lakeland Ridge
Chelsea, Alabama 35043

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred forty five thousand** and no/100 (\$345,000.00) to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Donovan Builders**, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James A. Dollar and Donna Jo Dollar** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 33, 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 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.

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 17<sup>th</sup> day of April, 2007.

Shelby County, AL 04/23/2007 State of Alabama

Deed Tax: \$345.00

Donovan Builders, LLC

By: Charles G. Donovan

Charles & Januar

Its: Agent

## STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Charles G. Donovan whose name as Agent of **Donovan Builders, 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 corporation on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of April, 2007.

Notary Public

My Commission Expires: 02-25-09

Notary Public - Alabama, State At Large My Commission Expires 2 / 25 / 2009