

## WARRANTY DEED

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

Send tax notice to:  
Frederick L. Hamilton  
149 Lauchlin Way,  
Pelham, Alabama 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred eight thousand four hundred and no/100 (\$308,400.00)** to the undersigned grantor, a limited liability company, 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 **Frederick L. Hamilton** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 234, according to the Final Plat of Willow Oaks, as recorded in Map Book 38, Pages 137-A and 137-B, in the Office of the Judge of Probate 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.

\$214,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

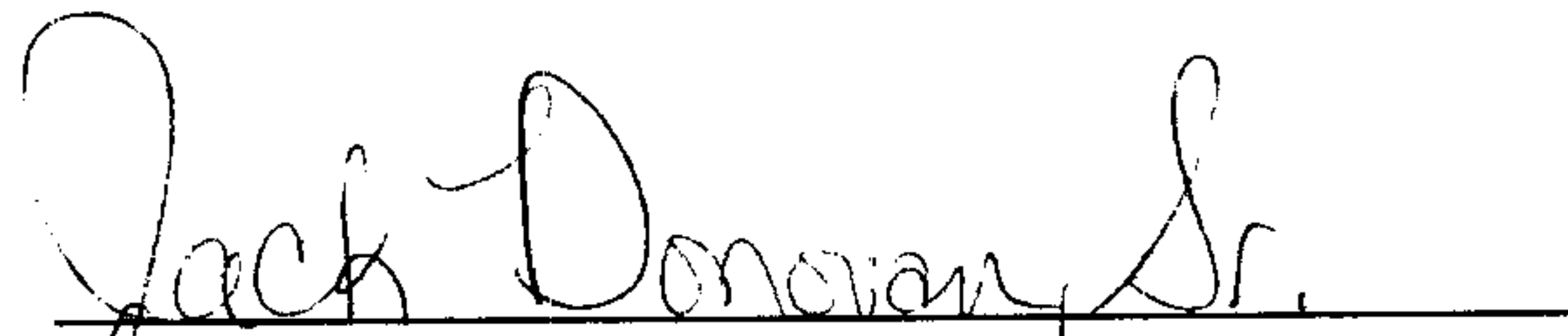
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

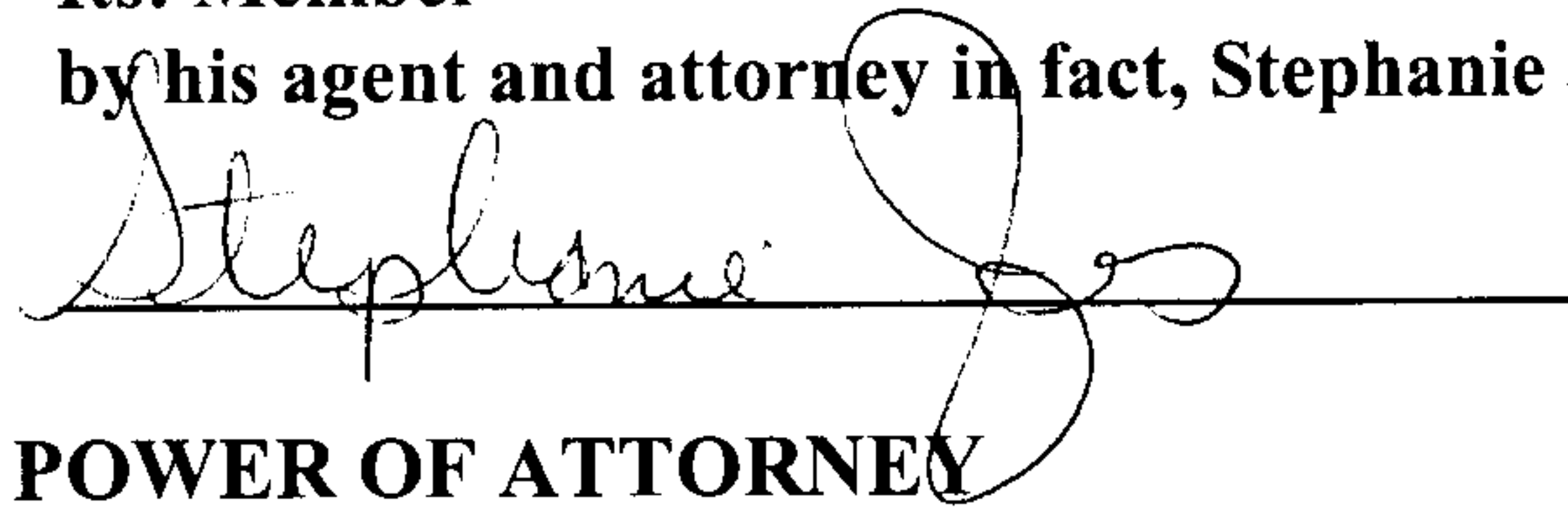
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and 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 18<sup>th</sup> day of April, 2008.

Shelby County, AL 04/23/2008  
State of Alabama

Deed Tax: \$94.50

  
Donovan Builders, LLC  
By: Jack Donovan, Sr.  
Its: Member  
by his agent and attorney in fact, Stephanie Jones




### ACKNOWLEDGMENT FOR POWER OF ATTORNEY

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said State, hereby certify that Stephanie Jones, whose name as Attorney in Fact for Jack Donovan, Sr., as Member of Donovan Builders, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of April, 2008.

  
Notary Public  
My commission expires: 10-27-2010