

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
C. Scott Stephens and Courtney Stephens
205 Willow View Circle
Wilsonville, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred ninety four thousand nine hundred and no/100 (\$194,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Donovan Builders, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **C. Scott Stephens and Courtney Stephens** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 248, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, 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.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

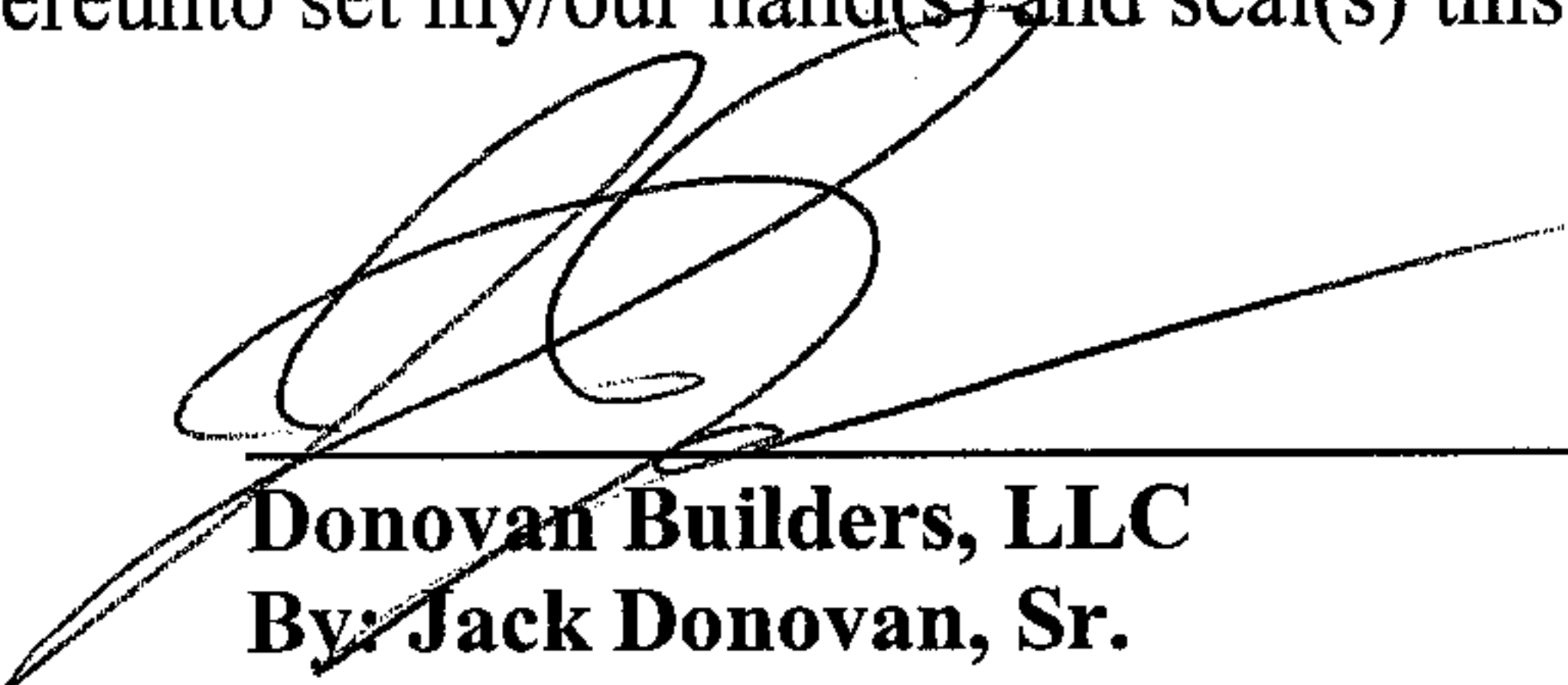
\$191,369.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Donovan Builders, LLC**, by Jack Donovan, Sr., its Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 31st day of July, 2009.

State of Alabama
Deed Tax : \$4.00



Donovan Builders, LLC
By: Jack Donovan, Sr.
Its: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Jack Donovan, Sr., whose name as Member of **Donovan Builders, LLC**, a limited liability company, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 31st day of July, 2009.



Notary Public
My Commission Expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010