

CORPORATION WARRANTY DEED

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

Send tax notice to:
Randall C. Bennett
129 Weeping Circle
Wilsonville, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand nine hundred and no/100 (\$149,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Donovan Builders, LLC and Buck Creek Construction, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Randall C. Bennett** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 8, according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137 A, 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.

\$152,959.00 of the purchase price herein above has been paid by a 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, the said grantor **Donovan Builders, LLC**, by Jack Donovan, Sr., its Member and **Buck Creek Construction, Inc.**, by Chris Williams, its President, who are authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 31st day of August, 2009.



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



Buck Creek Construction, Inc.
By: Chris Williams
Its: President

**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, whose name as Member of **Donovan Builders, LLC**, a limited liability company and Chris Williams, whose name as President of **Buck Creek Construction, Inc.**, a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority executed the same voluntarily for and as act of said limited liability company and corporation.

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



Notary Public
My Commission Expires: 10-27-2010