

## CORPORATION WARRANTY DEED

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

Send tax notice to:  
Jill W. Van Der Westhuizen  
101 Willow Lake Lane  
Wilsonville, AL35186

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred forty five thousand and no/100 (\$245,000.00)** to the undersigned grantor, 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 **Jill W. Van Der Westhuizen** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 101, according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137A, B & C, 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.


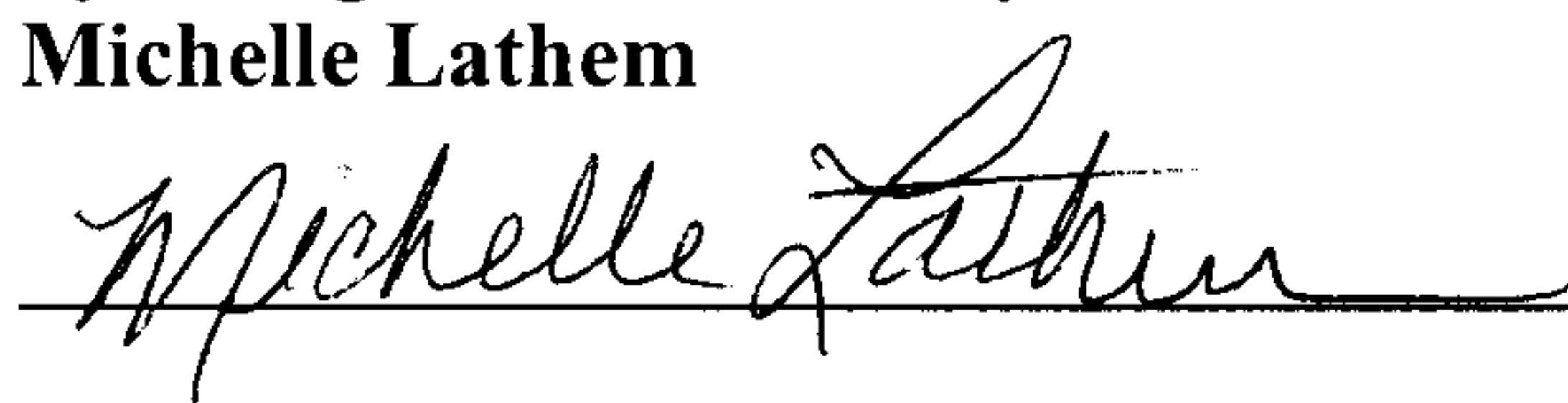
\$253,020.00 of the purchase price herein above has been paid by a mortgage loan closed simultaneously herewith.

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, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 19<sup>th</sup> day of February, 2010.

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**Donovan Builders, LLC**  
**By: Jack Donovan, Sr.**  
**Its: Member**  
**by his agent and attorney in fact**  
**Michelle Lathem**  


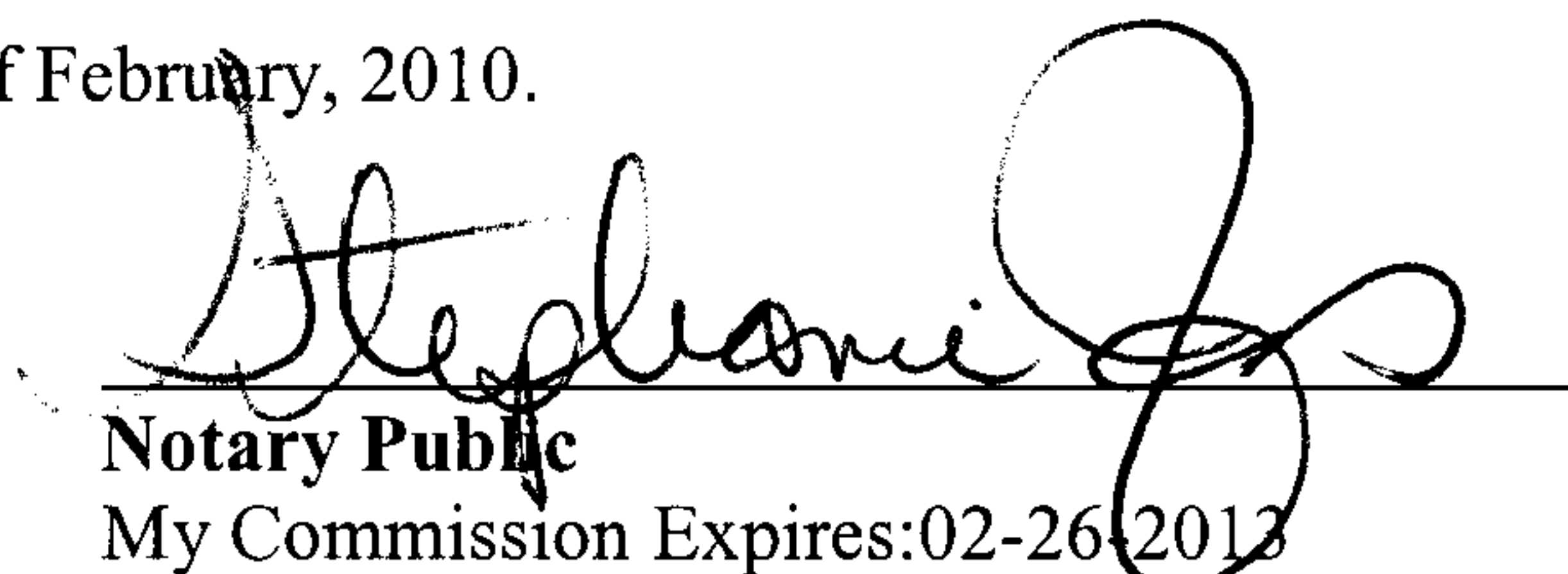
### ACKNOWLEDGMENT FOR POWER OF ATTORNEY

### STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Michelle Lathem, 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 on this day that, being informed of the contents of this conveyance, she, in 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 19<sup>th</sup> day of February, 2010.

STEPHANIE JONES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 26, 2013

  
**Notary Public**  
My Commission Expires: 02-26-2013