

**CORPORATION WARRANTY DEED**

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

Send tax notice to:  
Temesia Andrews  
209 Willow View Circle  
Wilsonville, AL35186

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred eighty eight thousand nine hundred and no/100 (\$188,900.00)** 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 **Temesia Andrews** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 247, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 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.

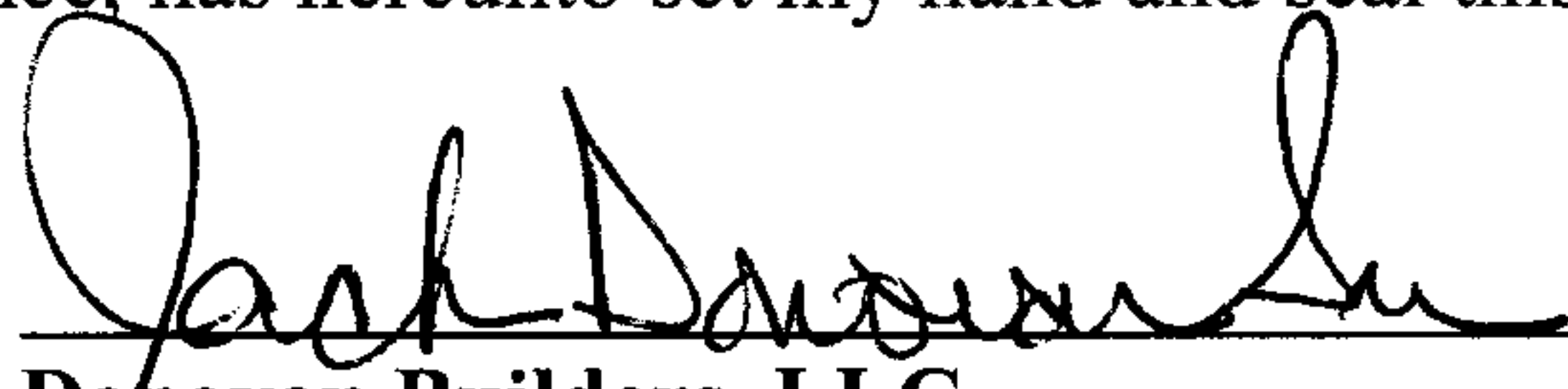
\$185,478.00 of the purchase price herein above has been paid by a mortgage loan closed simultaneously herewith.

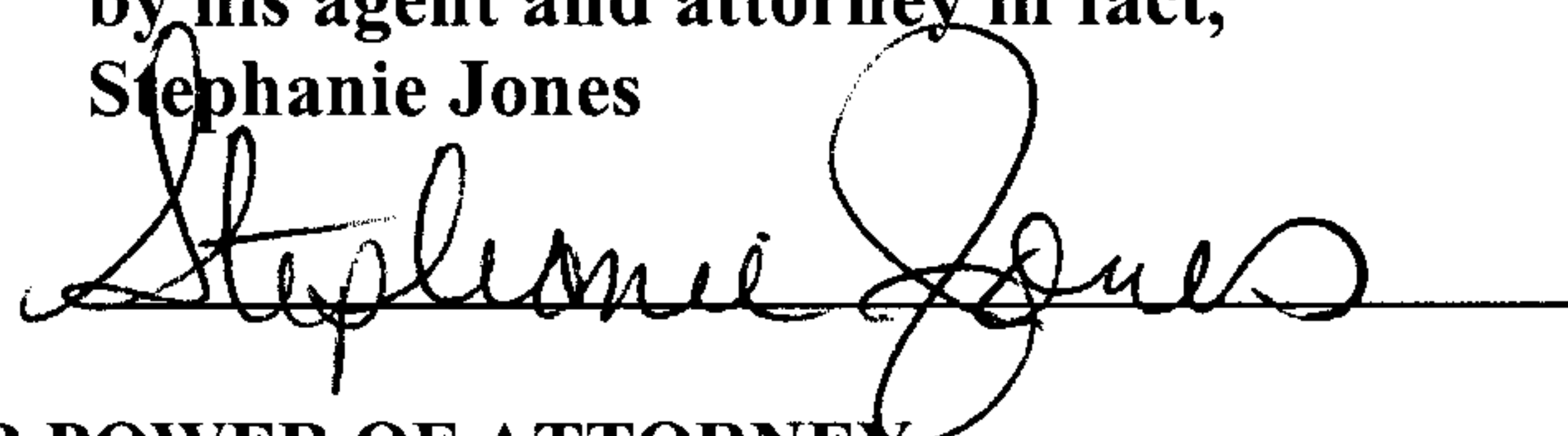
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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 President, who is authorized to execute this conveyance, has hereunto set my hand and seal this 5<sup>th</sup> day of April, 2010.

Shelby County, AL 04/12/2010  
State of Alabama  
Deed Tax : \$3.50

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



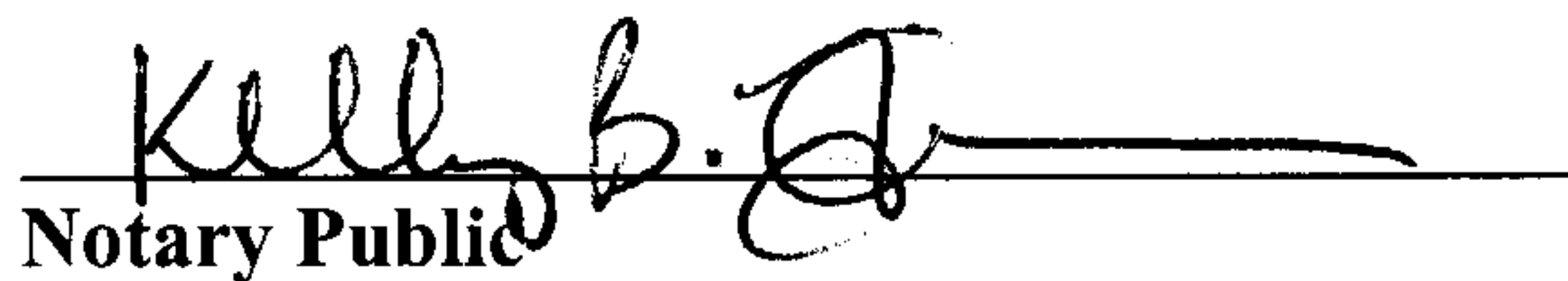
**ACKNOWLEDGMENT FOR POWER OF ATTORNEY**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in 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 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 5<sup>th</sup> day of April, 2010.

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

  
Notary Public  
My Commission Expires: 10-27-2010