



20100422000122600 1/2 \$112.00
Shelby Cnty Judge of Probate, AL
04/22/2010 11:21:22 AM FILED/CERT

STATE OF ALABAMA)

)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ninety Seven Thousand Eight Hundred no/100 Dollars (\$97,800.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Lowery Homes, Inc.**, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Donovan Builders, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Lots 1124 and 1125, according to the Final Plat of Lauchlin at Ballantrae Phase 2, as recorded in Map Book 38, page 114, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem taxes for the current year, a lien but not yet due and payable.
2. Any mineral and/or mining rights not owned by Grantor;
3. Present zoning classification;
4. Utility easements serving the property, residential subdivision covenants and restrictions, and building lines of record, provided that none of the foregoing materially impair use of the property for its intended purposes.

NOTE: All of the above stated consideration was paid with the proceeds of a mortgage recorded at Instrument No. 20070920000441400 in the office of the Judge of Probate of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

-Remainder of page intentionally left blank-

Shelby County, AL 04/22/2010
State of Alabama
Deed Tax : \$98.00

IN WITNESS WHEREOF, the said Grantor by its officer, who is authorized to execute this conveyance, has executed this instrument, this the 20th day of April, 2010.

LOWERY HOMES, INC.

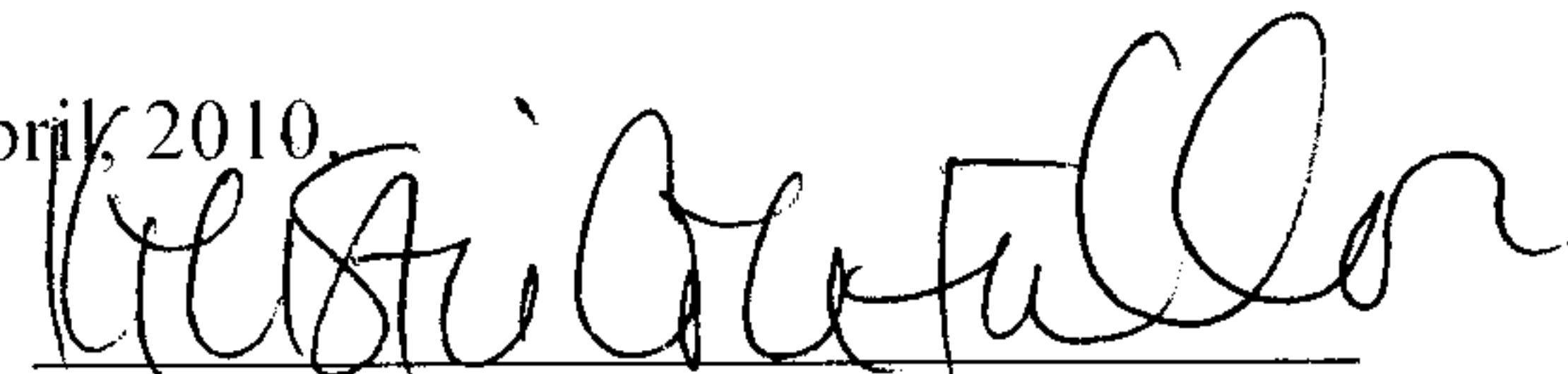
By: 
Name: John Lowery
Title: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Lowery whose name as the President of **Lowery Homes, Inc.**, an Alabama corporation 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 the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 20 day of April, 2010.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 19, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:

James E. Vann
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

SEND TAX NOTICE TO:
Donovan Builders, LLC

