

CORPORATION WARRANTY DEED

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

Send tax notice to:
Carol A. McGuire
269 Macallan Dr.
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred seventy nine thousand nine hundred and no/100 (\$279,900.00)** 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 **Carol A. McGuire** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1357, according to the Final Plat of Macallan at Ballantrae, Phase 2, as recorded in Map Book 39, Page 53, 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.

\$129,900.00 of the purchase price herein above has been paid by a purchase money 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, its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 8th day of June, 2012.



Donovan Builders, LLC
By: Jack Donovan
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, whose name as Member of Donovan Builders, LLC, a limited liability company, 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, 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 8th day of June, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-14


20120619000216510 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
06/19/2012 02:56:21 PM FILED/CERT

Shelby County, AL 06/19/2012
State of Alabama
Deed Tax: \$150.00