CORPORATION WARRANTY DEED

20150420000125160 04/20/2015 08:35:46 AM DEEDS 1/2

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

Send tax notice to:
Donovan Builders, LLC
3590-B Hwy. 31 S., PMB 178
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Twenty five thousand and no/100 (\$25,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Grey Oaks Properties, L.L.C., a Limited Liability Company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Donovan Builders, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 106, according to the Final Plat Grey Oaks, Sector I, as recorded in Map Book 38, Page 148, 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.

\$288,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and all amendments thereto.

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 **Grey Oaks Properties, L.L.C.**, by William G. Sanders, Jr., its Manager, who is authorized to execute this conveyance, has hereunto set my hand and seal this 24th day of March, 2015.

Grey Oaks Properties, L/L.C. By: William G. Sanders, Jr.

Its: Manager

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Manager of Grey Oaks Properties, L.L.C., 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 24th day of March, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
Cotober 24, 2046

Notary Public

My Commission Expires:10-21-2018

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Grey Oaks Properties, L.L.C.	Grantee's Name Donovan Builders, LLC	
Mailing Address	1927 - 1st Ave. N., 5th Floor	Mailing Address	3590-B Hwy, 31 S., PMB 178
	Birmingham, AL 35203		Pelham Al 35124
		=	
Property Address			
FIUPEILY MUUIESS	Lot 106, Grey Oaks	Date of Sale Total Purchase Price	
	Pelham, AL 35124	or	Ψ25,000.00
20150420000125160		Actual Value	\$
04/20/2015 08:35:46 AM		or	
DEEDS 2/2		Assessor's Market Value \$	
The purchase price or actual value claimed on to evidence: (check one) (Recordation of documents) Bill of Sale Sales Contract Closing Statement		this form can be verified in the following documentary entary evidence is not required) Appraisal Other	
If the conveyance		rdation contains all of the red	quired information referenced
		Instructions	
	d mailing address - provide t ir current mailing address.	he name of the person or pe	rsons conveying interest
Grantee's name and to property is being		the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the o	date on which interest to the	property was conveyed.	
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.			
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.			
excluding current uresponsibility of val	se valuation, of the property		
accurate. I further u		itements claimed on this forn	ed in this document is true and n may result in the imposition
Date3/24/15		Print Kelly B. Furgerson	
Unattested		Sign // // // // // Sign	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2015 08:35:46 AM
\$18.00 CHERRY

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Form RT-1