

CORPORATION WARRANTY DEED

20150908000313110
09/08/2015 02:47:17 PM
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 seven thousand five hundred and no/100 (\$27,500.00)**, 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 217, according to the Survey of Grey Oaks, Sector 2, Phase I, as recorded in Map Book 43, Page 138, 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.

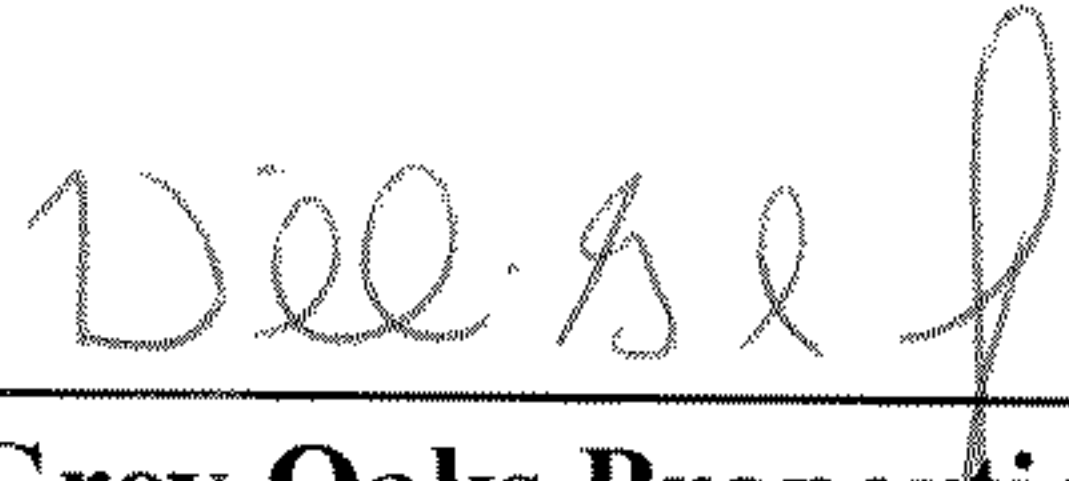
\$260,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 10th day of August, 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 10th day of August, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018



Notary Public
My Commission Expires: 10-21-2018

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

Grantee's Name Donovan Builders, LLC
Mailing Address 3590-B Hwy. 31 S., PMB 178
Pelham, AL 35124

Date of Sale 8/10/15
Total Purchase Price \$27,500.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

_____ Appraisal
Other

Instructions

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2015 02:47:17 PM
\$18.00 CHERRY
20150908000313110**

J. W. F.