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 an 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.

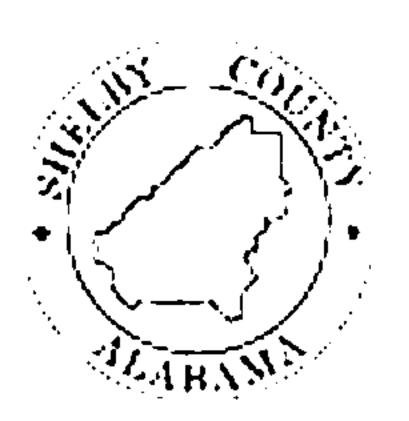
KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018

Notary Public

My Commission Expires:10-21-2018

Real Estate Sales Validation Form

Grantor's Name Mailing Address	Grey Oaks Properties, L.L.C.	rdance with Code of Alabama 1975, Section 40-22-1 Grantee's Name _{Donovan Builders, LLC}	
	1927 - 1st Ave. N., 5th Floor	Mailing Address	3590-B Hwy. 31 S., PMB 178
	Birmingham, AL 35203	-	Pelham, AL 35124
Property Address	Lot 217, Grey Oaks	Date of Sale	8/10/15
	Pelham, AL 35124	Total Purchase Price	\$27,500.00
20150908000313110		or Actual Value	♠
09/08/2015 02:47:17 PM		Mulual Value or	
DEEDS 2/2		Assessor's Market Value	\$
The purchase price evidence: (check of Bill of Sale Sales Contract Closing States		this form can be verified in the entary evidence is not required. Appraisal Other	ne following documentary ed)
If the conveyance above, the filing of	document presented for reco this form is not required.	rdation contains all of the red	quired information referenced
		Instructions	
Grantor's name an to property and the	d mailing address - provide to eir current mailing address.	he name of the person or pe	rsons conveying interest
Grantee's name ar to property is being	nd mailing address - provide to conveyed.	the name of the person or pe	ersons to whom interest
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the	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.			
conveyed by the in	e property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced by ar	both real and personal, being a ppraisal conducted by a
excluding current usersponsibility of value	ded and the value must be delease valuation, of the property luing property for property tax of Alabama 1975 § 40-22-1 (H	as determined by the local of x purposes will be used and	te of fair market value, official charged with the the taxpayer will be penalized
accurate. I further i	of my knowledge and belief understand that any false sta ated in <u>Code of Alabama 19</u>	tements claimed on this form	ed in this document is true and nay result in the imposition
Date 8/10/15	*****	Print Kelly B. Furgerson	
Unattested		Sign /////	
	(verified by)	1	e/Owner/Agent) circle one
			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