

WARRANTY DEED

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, PMG 178
Pelham, AL 35124

STATE OF ALABAMA

20160915000336440

09/15/2016 08:01:34 AM

COUNTY OF SHELBY

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Six Hundred Seventy-Five Thousand and no/100 Dollars (\$675,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **B. CHRISTOPHER BATTLES**, an unmarried man (herein referred to as Grantor) grant, bargain, sell and convey unto **DONOVAN BUILDERS, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

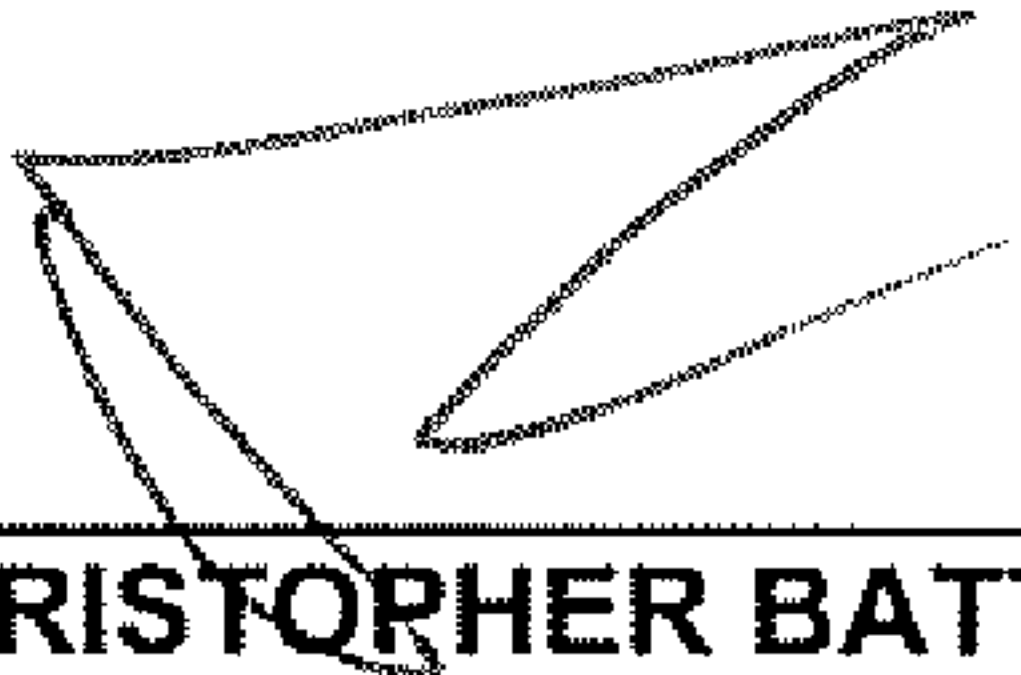
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$540,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of August, 2016.



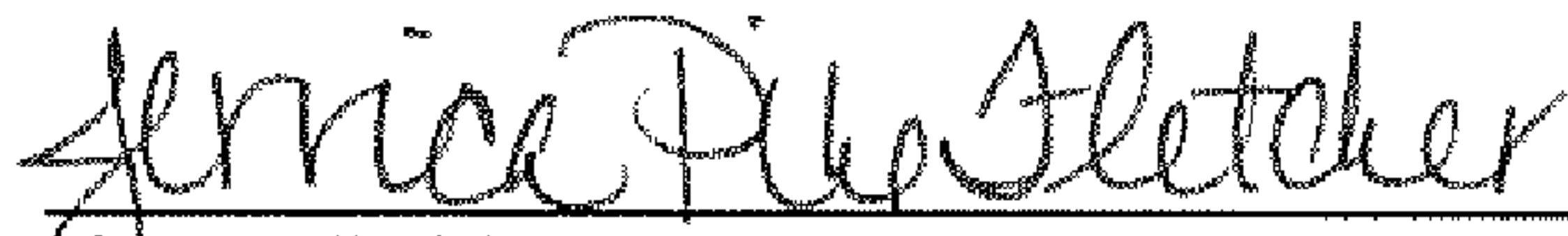
B. CHRISTOPHER BATTLES

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **B. CHRISTOPHER BATTLES**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 2016.



Notary Public
My Commission Expires: 5-1-17

JERRICA PIKE FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2017

EXHIBIT "A"

A parcel of land in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 24; thence run South along the West Section line 421.59 feet to a point on the centerline of a railroad track; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.34 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 73.32 feet to a point on the railroad right-of-way; thence turn right 100 degrees 52 minutes 15 seconds and run Southeast 143.89 feet to the center of a 16 foot drainage easement and the point of beginning; thence continue last course 148.24 feet to the North right-of-way of Shelby County Highway # 52; thence turn left 80 degrees 25 minutes 28 seconds and run Northeast 130.07 feet along said right-of-way to the point of a clockwise curve having a delta angle of 01 degree 27 minutes 44 seconds and a radius of 1934.73 feet; thence run along the arc of said curve 49.38 feet; thence turn left 93 degrees 52 minutes 07 seconds from tangent and run Northwest 116.34 feet; thence turn left 19 degrees 42 minutes 30 seconds and run Northwest 79.14 feet to the center of said 16 foot drainage easement; thence turn left 82 degrees 15 minutes 14 seconds and run Southwest 174.63 feet along said drainage easement to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NUMBER: 13-6-24-2-002-005.001

Real Estate Sales Validation Form

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

Grantor's Name	B. Christopher Battles	Grantee's Name	Donovan Builders, LLC
Mailing Address	3150 Highway 52 West Pelham, AL 35124	Mailing Address	3590-B HWY 31 S PMB 178 Pelham, AL 35124
Property Address	3150&3118 Highway 52 West Pelham, AL 35124	Date of Sale	08/25/2016
		Total Purchase Price \$	675,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2016 08:01:34 AM
\$156.00 DEBBIE
20160915000336440

[Signature]