

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:

B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

**20170302000071540**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**03/02/2017 08:00:59 AM  
DEEDS 1/2**

Send tax notice to:

Peter L. Giangrosso and  
Karen W. Giangrosso  
256 Grey Oaks Court  
Pelham, AL 35124

Know All Men by These Presents: That in consideration of **Two Hundred Ninety-Five Thousand and no/100 Dollars (\$295,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **DONOVAN BUILDERS, LLC** (herein referred to as Grantor), grant, bargain, sell and convey unto **PETER L. GIANGROSSO and KAREN W. GIANGROSSO** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 222, 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.

**\$250,750.00** 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 same have not been modified or amended.

To Have and to Hold to the said Grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Jack A. Donovan, Sr.**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of February, 2017.

**DONOVAN BUILDERS, LLC**


  
BY: **Jack A. Donovan, Sr.**  
ITS: **Member**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack A. Donovan, Sr.**, whose name as **Member** of **Donovan Builders, LLC**, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 24th day of February, 2017.

TISHA DAWN EICHELBERGER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 19, 2020

  
Notary Public  
My Commission Expires: 10-19-20

Real Estate Sales Validation Form

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

Grantor's Name	Donovan Builders, LLC	Grantee's Name	Peter L. Giangrosso
Mailing Address	3590-B HWY 31 S, PMB 178 Pelham, AL 35124	Mailing Address	Karen W. Giangrosso 256 Grey Oaks Court Pelham, AL 35124
Property Address	256 Grey Oaks Court Pelham, AL 35124	Date of Sale	02/24/2017
		Total Purchase Price \$	295,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

20170302000071540 03/02/2017 08:00:59 AM DEEDS 2/2

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

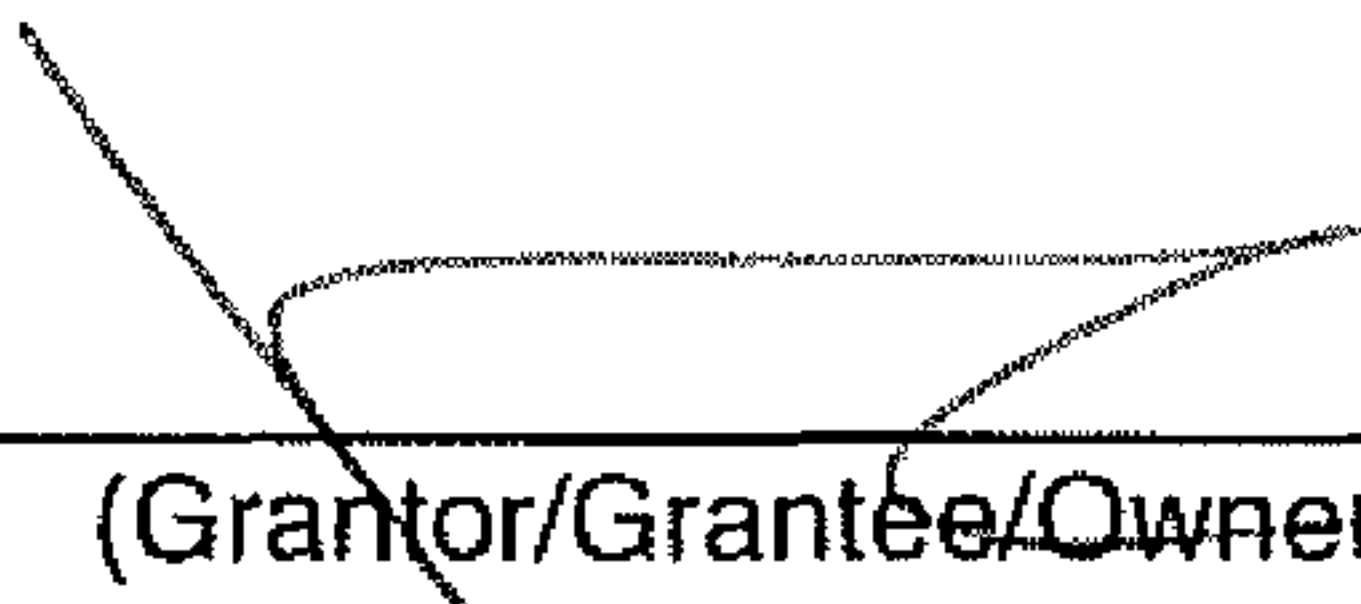
Date of Sale - the date on which interest to the property was conveyed.

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.

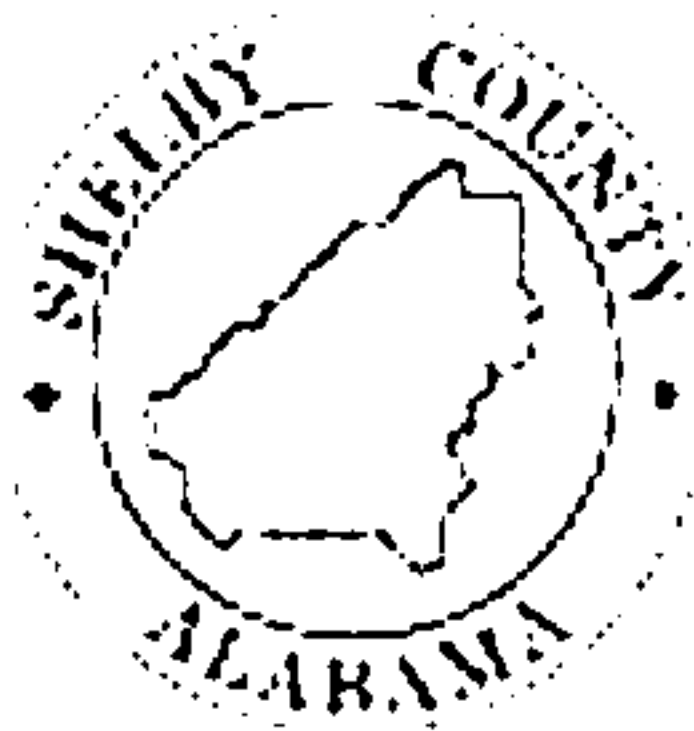
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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  
03/02/2017 08:00:59 AM  
\$62.50 CHERRY  
20170302000071540

