

CORPORATION FORM 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 Highway 31 S, PMB 178
Pelham, AL 35124

20170525000183390

**STATE OF ALABAMA
COUNTY OF SHELBY**

**05/25/2017 01:24:21 PM
DEEDS 1/2**

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Five Thousand and no/100 Dollars (\$175,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **CHELSEA ONE, LLC**, (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:

Lot 101, according to the Survey of Final Plat of Lime Creek at Chelsea Preserve Sector 3, as recorded in Map Book 36, Page 31, in the Probate Office of Shelby County, Alabama.

Lots 401, 409, 413, and 413B, according to the Survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Probate Office of Shelby County, Alabama.

Purchase money and construction mortgages filed simultaneously herewith on each lot totaling \$1,338,125.00

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.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Michael McDonald Strong**, its **Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 3rd day of May, 2017.

CHELSEA ONE, LLC



BY: Michael McDonald Strong

ITS: Agent

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Michael McDonald Strong**, whose name as **Agent** of **CHELSEA ONE, LLC**, 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 member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 3rd day of May, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public

My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name	Chelsea One, LLC	Grantee's Name	Donovan Builders, LLC
Mailing Address	P.O. Box 520 Chelsea, AL 35043	Mailing Address	3590-B HWY 31 S PMB 178 Pelham, AL 35124
Property Address	Lots in Lime Creek Chelsea, AL 35043	Date of Sale	05/03/2017
		Total Purchase Price \$	175,000.00
		Or	
20170525000183390 05/25/2017 01:24:21 PM DEEDS 2/2		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
05/25/2017 01:24:21 PM
\$19.00 CHERRY
20170525000183390

[Signature]