## 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

20170717000253080 07/17/2017 08:14:21 AM Brian Matthew Roy 156 Grey Oaks Court

Eden Williams Roy and

Pelham, AL 35124

Send tax notice to:

STATE OF ALABAMA **COUNTY OF SHELBY** 

DEEDS 1/2

Know All Men by These Presents: That in consideration of Three Hundred Ninety-Two Thousand One Hundred Twenty and no/100 Dollars (\$392,120.00), 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 EDEN WILLIAMS ROY and BRIAN MATTHEW ROY (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 266, according to the Survey of Grey Oaks, Sector 2, Phase 2, as recorded in Map Book 45, Page 14, 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.

\$313,696.00 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 12th day of July, 2017.

Jack A. Donovan, Sr.

ΓS: Member

STATE OF ALABAMA **COUNTY OF SHELBY** 

I, CHRISTINA ELIZABETH WALL, 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 12th day of July, 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

	ument must be med m accordance	oc with oode of Alabama 15	10, Occilon 40-22-1
Grantor's Name	Donovan Builders, LLC	Grantee's Name	Eden Williams Roy
Mailing Address	2500 D MD 170	Mailing Address	Brian Matthew Roy
	3590-B HWY 31 S, PMB 178 Pelham, AL 35124		156 Grey Oaks Court Pelham, AL 35124
	LCITAIN, FILL SSIZI		1 C 1 1 Q 1 1 1 1 1 2 2 1 2 1 2 1 2 1 2 1 2
Property Address	156 Grey Oaks Court	Date of Sale	e 07/12/2017
i iopoity / taaiooo	Pelham, AL 35124	Total Purchase Price	
	reman, an ourse	Or Or	υ
20170717000253080	07/17/2017 08:14:21 AM DE	Actual Value	<b>\$</b>
Assessor's Market Value \$			
evidence: (check or Bill of Sale  X Sales Contro X Closing State	ement	ary evidence is not requi	red)
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
·	Inst	ructions	
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.			
excluding current us responsibility of val	ted and the value must be deservaluation, of the property luing property for property to Code of Alabama 1975 § 4	as determined by the loax purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any false nalty indicated in <u>Code of Alal</u>	e statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign(Grantor/Gran	tee/Owner/ <u>Agent</u> ) circle one Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2017 08:14:21 AM

\$96.50 CHERRY 20170717000253080

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