

**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

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20170717000253080
07/17/2017 08:14:21 AM
DEEDS 1/2**

Send tax notice to:
Eden Williams Roy and
Brian Matthew Roy
156 Grey Oaks Court
Pelham, AL 35124

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.

DONOVAN BUILDERS, LLC

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

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

Grantee's Name	Eden Williams Roy
Mailing Address	Brian Matthew Roy
	156 Grey Oaks Court
	Pelham, AL 35124

Date of Sale	07/12/2017
Total Purchase Price \$	392,120.00

Or
Actual Value \$ _____

Assessor's Market Value \$_____

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u> X </u>	Sales Contract	<u> </u>	Other _____
<u> X </u>	Closing Statement		

Instructions

John F. Kennedy