

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Donovan Builders, LLC

3590-B Highway 31 South PMB #178
Pelham, AL 35124

20170811000290960

08/11/2017 12:39:34 PM

DEEDS 1/4

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Double Mountain, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Donovan Builders, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART OF THIS CONVEYANCE BY REFERENCE.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations and exceptions to title of record that apply to the herein above described real property: AND SUBJECT TO RESERVATIONS AND EXCEPTIONS AS LISTED IN EXHIBIT "B" INCORPORATED HEREIN BY REFERENCE..

~~352,000~~

~~\$0.00~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Members, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July, 2017.

DOUBLE MOUNTAIN, LLC

By: Emmett F. Hildreth Jr
Member

By: Charles W. Daniel
Member


By: Paul Shaw
Member

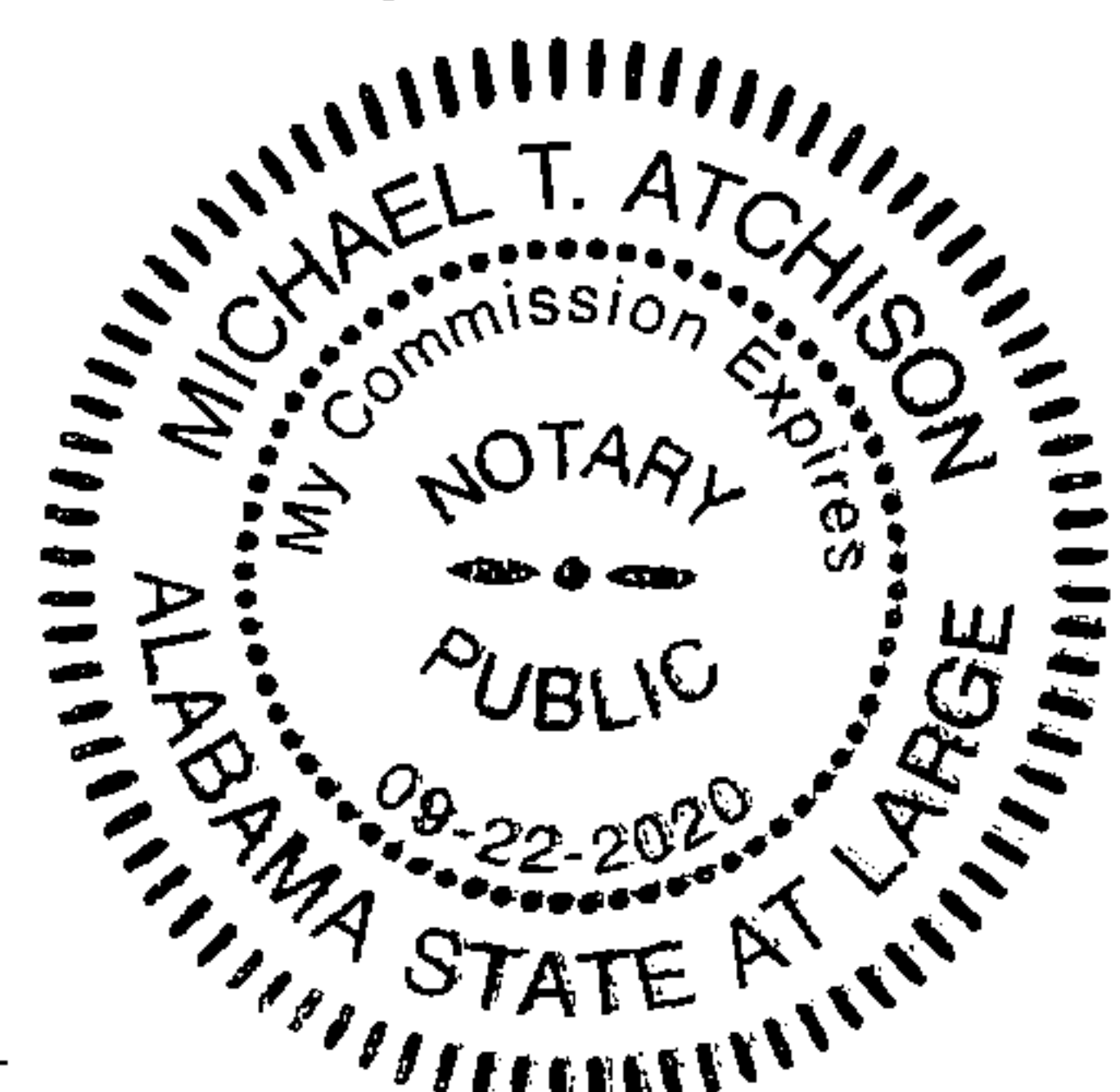
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Emmett F. Hildreth, Jr. as Member, Charles W. Daniel as Member, and Paul Shaw, as member of Double Mountain, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 9-22-20



Sale of 1.9 acres in Chelsea, AL

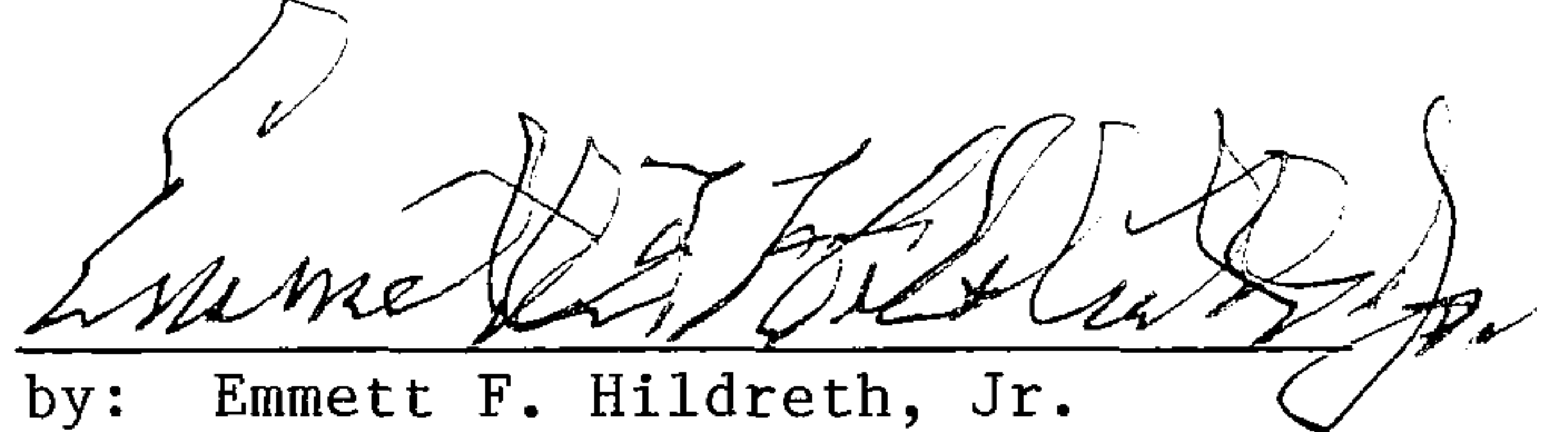
EXHIBIT "A"
LEGAL DESCRIPTION


All that part of the Southeast Quarter of the Southwest Quarter, Section 2, Township 20 South, Range 2 West, lying South of Kendrick Road and North of the access road as shown on Tax Assessment maps of Shelby County, Alabama, except any part heretofore conveyed to Gary Bradberry, by deed recorded in Instrument #1995-23300, in Probate Office of Shelby County, Alabama.

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Sale of 1.9 acres

DOUBLE MOUNTAIN, LLC


by: Emmett F. Hildreth, Jr.
Member


by: Charles W. Daniel
Member

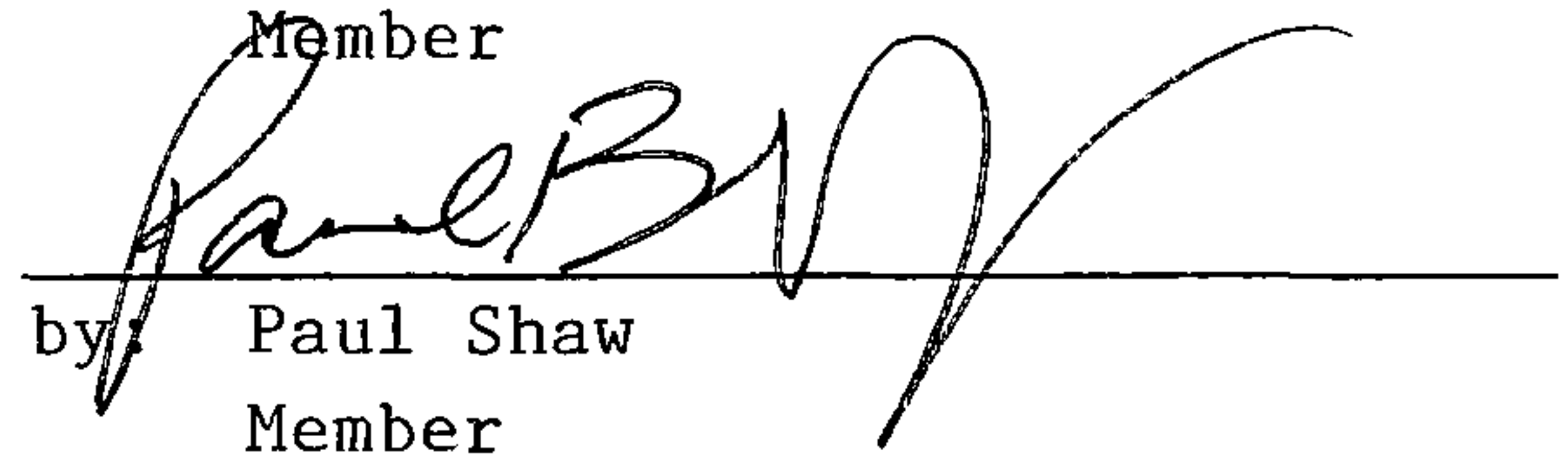

by: Paul Shaw
Member

EXHIBIT "B" EXCEPTIONS

1. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 448; and Deed Book 127, Page 509, in Probate Office (as to Section 2, Township 20 South, Range 2W).
4. Right of way to AB&A Railroad Company as recorded in Deed Book 40, Page 106, in Probate Office (as to Section 2, Township 20 South, Range 2W).
5. Rights of way to Shelby County as recorded in Deed Book 180, Page 544; Deed Book 180, Page 532; Deed Book 180, Page 598; and Deed Book 181, Page 295, in Probate Office (as to Section 2, Township 20 South, Range 2W).
6. Right of way for roadway as recorded in Deed Book 40, Page 368, in Probate Office (as to Section 2, Township 20 South, Range 2W).
7. Rights of other parties in and to the use of Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
8. Terms, conditions, and restrictions set forth in Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
9. Any part of caption lands lying within the prescriptive right of way of Shelby County Road No. 334 as shown on survey of Christopher R. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
10. Private Sign Easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
11. Bridge and utility easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
12. Liability under this binder is limited to amount actually disbursed from proceeds of loan secured by instrument identified in Schedule A, hereto, but increases as each disbursement is made in good faith and without knowledge of any defect in, or object to title to the face amount of binder.
13. Statutory liens for labor or material which now have gained or may hereinafter have gained priority over the lien of said mortgage where no notice thereof appears of record.

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Sale of 1.9 acres in Chelsea, AL

Real Estate Sales Validation Form

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

Grantor's Name Double Mountain, LLC
Mailing Address _____

Grantee's Name Donovan Builders, LLC
Mailing Address 3590-B Highway 31 South PMB
#178
Pelham, AL 35124

Property Address 0 Highway 11
Pelham, AL 35124

Date of Sale July 13, 2017
Total Purchase Price \$25,000.00

or
Actual Value _____

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 July 12, 2017

Print Double Mountain, LLC

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2017 12:39:34 PM
\$25.00 CHERRY
20170811000290960

[Signature]

Form RT-1