

## 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 HWY 31 S, PMB 178  
Pelham, AL 35124

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**20171003000359790**  
**10/03/2017 10:39:56 AM**  
**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Two Hundred Ten Thousand and no/100 Dollars (\$210,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **MICHAEL S. MORGAN, a married man** (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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**A purchase money and construction mortgage filed simultaneously herewith in the amount of \$917,000.00**

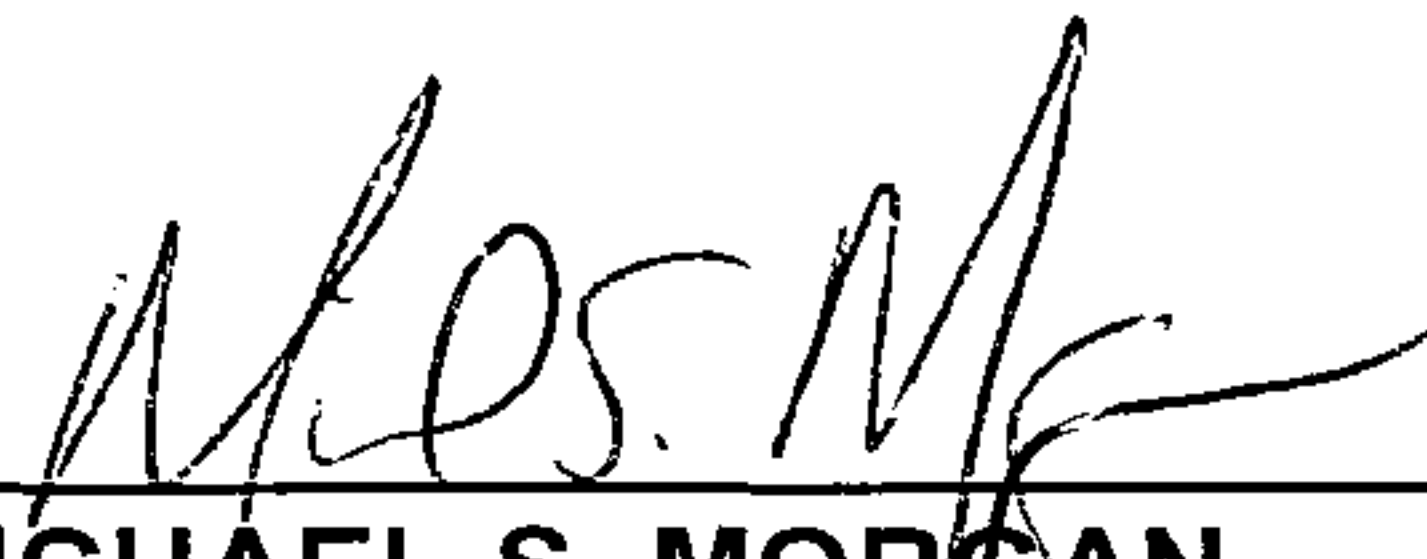
**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

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.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 21st day of September, 2017.

  
\_\_\_\_\_  
**MICHAEL S. MORGAN**


**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 S. MORGAN**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 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

## **EXHIBIT "A"**

**20171003000359790 10/03/2017 10:39:56 AM DEEDS 2/3**

A parcel of land in the SW ¼ of the NW ¼ and the NW ¼ of SW ¼ of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: From the NE corner of the SW ¼ of NW ¼ of Section 4, Township 20 South, Range 1 East, run thence South along the East boundary of said SW ¼ of NW ¼ a distance of 887.85 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 1017.95 feet to a point on the Northerly boundary of County Highway #51; thence turn 103 degrees 00 minutes 05 seconds right and run 887.79 feet along said highway boundary to a point of intersection with the Easterly boundary of County Highway #55; thence turn 89 degrees 54 minutes 05 seconds right and run 111.43 feet along said County Highway #55 boundary and the following course: 05 degrees 21 minutes 35 seconds left for 106.97 feet; thence 05 degrees 23 minutes left for 120.25 feet; 03 degrees 54 minutes 52 seconds left for 111.10 feet; 03 degrees 34 minutes 52 seconds left for 128.43 feet; thence turn 00 degrees 43 minutes 52 seconds left and run 194.65 feet along said highway boundary; thence turn 92 degrees 40 minutes 07 seconds right and run 859.00 feet to the point of beginning of herein described parcel of land. Situated in the SW ¼ of NW ¼ and the NW ¼ of SW ¼ of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

**PARCEL NO.: 16-2-04-0-000-008.001**

Real Estate Sales Validation Form

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

Grantor's Name	MICHAEL S. MORGAN	Grantee's Name	DONOVAN BUILDERS, LLC
Mailing Address	110 Hunter Hills Dr, Chelsea, AL 35043	Mailing Address	3590-B HWY 31S, PMB 178 Pelham, AL 35124
Property Address	5330 Highway 51, Wilsonville, AL 35186	Date of Sale	September 21, 2017
		Total Purchase Price \$	210,000.00
		Or	
		Actual Value \$	
		Or	
20171003000359790	10/03/2017 10:39:56 AM DEEDS 3/3	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 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.

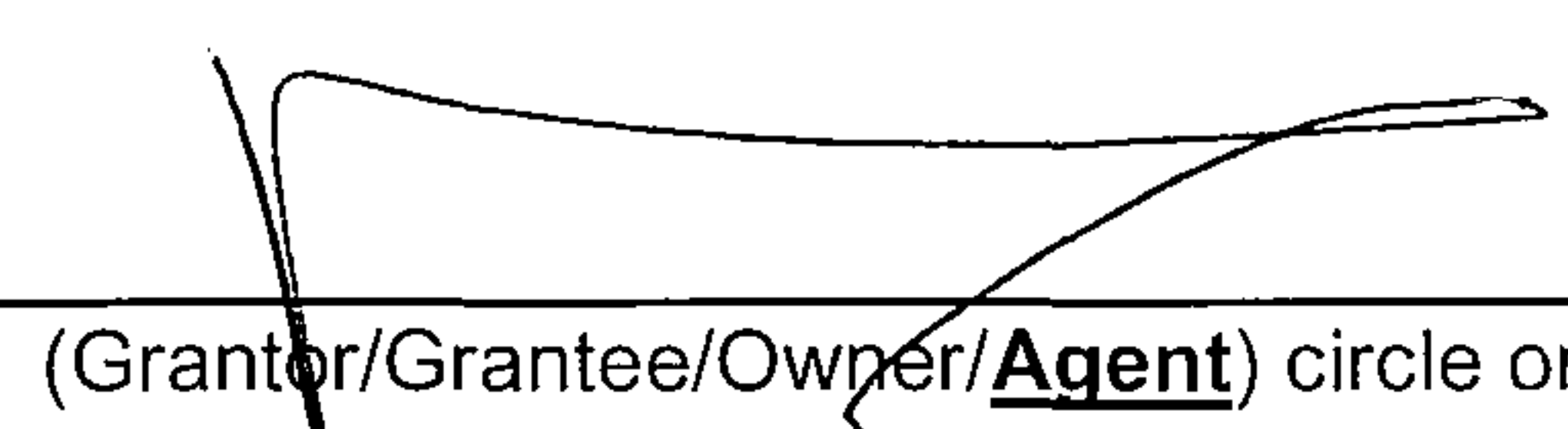
Date of Sale - the date on which interest to the property was conveyed.

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>B. CHRISTOPHER BATTLES</b>
<input type="checkbox"/> Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ <b>Agent</b> ) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/03/2017 10:39:56 AM  
\$22.00 CHERRY  
20171003000359790

Form RT-1