

CORPORATION FORM WARRANTY DEED



20180103000000510 1/2 \$19.00  
Shelby Cnty Judge of Probate: AL  
01/03/2018 08:44:01 AM FILED/CERT

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

STATE OF ALABAMA  
COUNTY OF SHELBY

20180103000000510  
01/03/2018 08:44:01 AM  
DEEDS 1/2

Know All Men by These Presents: That in consideration of **Fifty Thousand and no/100 Dollars (\$50,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **GREY OAKS PROPERTIES, 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 17, according to the Survey of Grey Oaks Sector III, as recorded in Map Book 47, Page 75, in the Probate Office of Shelby County, Alabama.**

**A purchase money and construction mortgage filed simultaneously herewith in the amount of \$296,000.00**

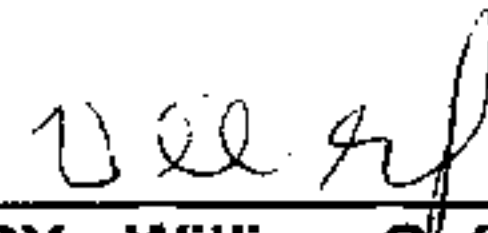
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 William G. Sanders, Jr., its Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28<sup>th</sup> day of December, 2017.

**Grey Oaks Properties, LLC**


  
BY: **William G. Sanders, Jr.**  
ITS: **Manager**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **William G. Sanders, Jr.**, whose name as **Manager of Grey Oaks Properties, 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 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 28th day of December, 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 <u>Grey Oaks Properties LLC</u>	Grantee's Name <u>Donovan Builders, LLC</u>	
Mailing Address <u>1927 1st Ave N 5th Floor</u>	Mailing Address <u>3590-B HWY 31 S PMB 178</u>	
<u>Birmingham, AL 35203</u>	<u>Pelham, AL 35124</u>	
Property Address <u>Lot 17 Grey Oaks</u>	Date of Sale <u>12/28/2017</u>	
<u>Pelham, AL 35124</u>	Total Purchase Price \$ <u>50,000.00</u>	
	Or	
	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)

<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 <u>B. CHRISTOPHER BATTLES</u>
_____ Unattested _____	Sign _____
(verified by)	(Grantor/Grantee/Owner/ <u>Agent</u> ) circle one

**Form RT-1**



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Notary Judge,

*[Signature]*