

**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

**20180222000056730
02/22/2018 12:00:46 PM
DEEDS 1/3**

Send tax notice to:
Kevin A. Purkey and
Amanda L. Purkey
100 Kendrick Road
Chelsea, AL 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Four Hundred Fifty-One Thousand Three Hundred Twenty-Six and 24/100 Dollars (\$451,326.24)**, 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 **KEVIN A. PURKEY and AMANDA L. PURKEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

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

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.

\$395,688.00 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 **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 16th day of February, 2018.

DONOVAN BUILDERS, LLC



BY: Jerrica Fletcher

ITS: Authorized Agent

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** 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 16th day of February, 2018.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 31, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

20180222000056730 02/22/2018 12:00:46 PM DEEDS 2/3

A parcel of land situated in the SE ¼ of the SW ¼ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northwest corner of Lot 1 of Grey Oaks Sector 3 as recorded in the Probate Office of Shelby County Map Book 47, Page 75; thence South 83 degrees 49 minutes 31 seconds East along the North line of said Lot 1 a distance of 19.97 feet to the point of a curve to the right having a radius of 257.82 feet, a central angle of 37 degrees 04 minutes 45 seconds and subtended by a chord which bears South 65 degrees 03 minutes 15 seconds East a chord distance of 163.95; thence along said curve an arc distance of 166.85 feet; thence South 46 degrees 30 minutes 53 seconds East a distance of 100.00 feet to the point of curve to the left having a radius of 225.00 feet a central angle of 1 degree 25 minutes 45 seconds and subtended by a chord which bears South 47 degrees 13 minutes 42 seconds East a chord distance of 5.61; thence along said curve an arc distance of 5.61 feet; thence North 03 degrees 00 minutes 47 seconds East a distance of 489.82 feet; thence North 00 degrees 41 minutes 35 seconds East a distance of 8.56 feet; thence South 61 degrees 27 minutes 23 seconds West a distance of 546.00 feet; thence South 25 degrees 46 minutes 37 seconds West a distance of 31.18 feet; thence 69 degrees 02 minutes 52 seconds East a distance of 66.57 feet to the point of curve to the left having a radius of 721.14 feet, a central angle of 13 degrees 09 minutes 04 seconds and subtended by a chord which bears South 75 degrees 37 minutes 39 seconds East a chord distance of 165.16; thence along said curve an arc distance of 165.52 feet to the point of beginning.

PARCEL NO.: 14-1-02-0-000-018.027

Real Estate Sales Validation Form

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

Grantor's Name Donovan Builders, LLC
Mailing Address 3590-B HWY 31 S, PMB 178 Pelham, AL 35124

Grantee's Name KEVIN A. PURKEY
Mailing Address AMANDA L. PURKEY 100 Kendrick Road Chelsea, AL 35043

Property Address 100 Kendrick Road Chelsea, AL 35043

Date of Sale February 16, 2018
Total Purchase Price \$ 451,326.24
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)

- Bill of Sale
Sales Contract (checked)
Closing Statement (checked)
Appraisal
Other

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. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2018 12:00:46 PM
\$77.00 CHERRY
20180222000056730

Handwritten signature