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

20180802000275980 08/02/2018 02:55:26 PM DEEDS 1/2 Send tax notice to: William A. Blake and Wendy C. Nix 225 Grey Oaks Drive Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Forty-Six Thousand One Hundred Fifty and no/100 Dollars (\$346,150.00)**, 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 **WILLIAM A. BLAKE and WENDY C. NIX** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 24, 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.

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.

\$276,920.00 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 27th day of July, 2018. **DONOVAN BUILDERS, LLC**

BY: Jack A. Donovan, Sr.

175: 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**, 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 27th day of July, 2018.

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

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Donovan Builders, LLC 3590-B HWY 31 S, PMB 178 Pelham, AL 35124	Grantee's Name Mailing Address	WILLIAM A. BLAKE WENDY C. NIX 225 Grey Oaks Drive Pelham, AL 35124
Property Address	225 Grey Oaks Drive Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value	\$ 346,150.00
		Or Assessor's Market Value	\$
evidence: (check o Bill of Sale X Sales Contr X Closing Sta If the conveyance		tary evidence is not required to the secondation contains all	red)
	inst	ructions	
	d mailing address - provide thir current mailing address.		· persons conveying interest
Grantee's name an property is being co	d mailing address - provide th onveyed.	ne name of the person or	persons to whom interest to
Property address -	the physical address of the pr	operty being conveyed, if	f available.
Date of Sale - the c	late on which interest to the p	roperty was conveyed.	
•	e - the total amount paid for the instrument offered for rec	· · · · · · · · · · · · · · · · · · ·	erty, both real and personal,
being conveyed b	property is not being sold, the the instrument offered for nsed appraiser or the assesse	record. This may be	evidenced by an appraisal
excluding current users to be seen to be see	ded and the value must be described and the value must be described and the property for property to Code of Alabama 1975 § 4	as determined by the lo ax purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any falsonalty indicated in Code of Ala	e statements claimed on	this form may result in the
Date		Print \B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign (Grantor/Grantee/Owne	er/ <u>Agent</u>) circle one Form RT-1
	Filed and Record Official Public Judge James W		

County Clerk Shelby County, AL 08/02/2018 02:55:26 PM **\$87.50 CHERRY**

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