

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Donovan Rentals, LLC 3584 Hwy 31 South Pm B# 178 Pelham, AL 35124
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STATE OF ALABAMA )

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON )

(Consideration \$1,296,321<sup>00</sup>)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Donovan Builders, LLC (as to Parcels I, II, III, IV, V, VI and VIII) and Jack A. Donovan and his wife, Michelle Donovan (as to Parcel VII)** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Donovan Rentals, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

All of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 13<sup>th</sup> day of December, 2018.

**Donovan Builders, LLC**

By: Michelle Donovan  
Its: Managing Member

**Jack A. Donovan**

**Michelle Donovan**

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Michelle Donovan whose name as Managing Member of **Donovan Builders, 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, he as such Managing Member and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>th</sup> day of December, 2018.

Jeff W. Parmer  
NOTARY PUBLIC:  
Jeff W. Parmer  
My Commission Expires: 09/13/2020

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jack A. Donovan and Michelle Donovan** are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>th</sup> day of December, 2018.

Jeff W. Parmer  
NOTARY PUBLIC:  
Jeff W. Parmer  
My Commission Expires: 09/13/2020

Parcel I

Lot 326, according to the Survey of Final Plat, Stage Coach Trace, Sector 3, as recorded in Map Book 29, Page 39, in the Probate Office of Shelby County, Alabama.

Parcels II, III, IV, VI, and VIII

Lots 227, 236, 244, 245 and 228, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.

Parcel V

Lot 1124 A, according to the Final Plat of Lauchlin at Ballantrae, Phase 2, Resurvey of Lots 1123 and 1124, as recorded in Map Book 41, Page 138, in the Probate Office of Shelby County, Alabama.

Parcel VII

Lot 117A, according to a Resurvey of Lots 116 and 117, Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 36, Page 101, in the Probate Office of Shelby County, Alabama.

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 Jack A. Donovan & Michelle Donovan
3584 Highway 31 South PMB #178
Pelham, AL 35124

Grantee's Name Donovan Rentals, LLC
Mailing Address 3584 Highway 31 South PMB #178
Pelham, AL 35124

Property Address See Exhibit "A"

Date of Sale 12/17/2018
Total Purchase Price \$ 1,296,321.00
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
Closing Statement
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 12/18/18

Print Jeff W. Parmer

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20181219000443110 12/19/2018 09:40:57 AM DEEDS 4/4



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2018 09:40:57 AM
\$25.00 CHERRY
20181219000443110

Ally S. Boyd