

SEND TAX NOTICE TO: ^{Joseph}
Jordan Lynnette Rice and Samuel ~~Jordan~~
Rice
159 Flagstone Drive
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190508000154640
05/08/2019 08:20:43 AM
DEEDS 1/3

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Sixty Four Thousand Nine Hundred dollars & no cents (\$364,900.)** to the undersigned grantor, **Donovan Builders, LLC**, A Limited Liability Company, in hand paid by **Jordan Lynnette Rice and Samuel ~~Jordan~~ Rice** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, ^{Joseph}sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby** County, Alabama, to wit:

LOT 12, ACCORDING TO THE FINAL PLAT OF FLAGSTONE, AS RECORDED IN MAP BOOK 36, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$291,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:
Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 131.

Declaration of Protective Covenants filed in Instrument #20060421000186810.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 230, page 834; Volume 236, page 158; Deed vol. 216, page 616; Deed Vol. 230, page 832 and Deed Volume 126, page 67, in the Probate Office of Shelby County, Alabama.

Drainage easement as set out in Deed 232, page 560.

Easement conveyed by instrument recorded in Instrument 1999-31796.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that

it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **May 06, 2019**.

Donovan Builders, LLC

By: _____ Seal
Jack Donovan
Member

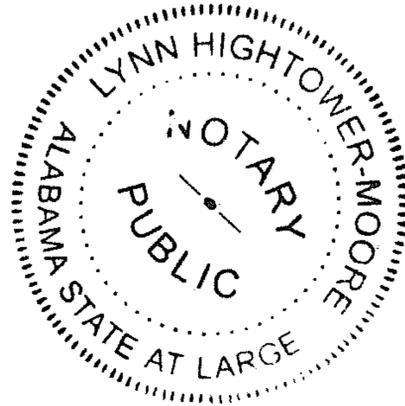
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jack Donovan** whose name as Member, of **Donovan Builders, LLC**, a Limited Liability Company 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 the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 6th day of May, 2019.

Notary Public
(Seal)

My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Donovan Builders, LLC

Grantee's Name Jordan Lynnette Rice and Samuel ~~Jordan~~ ^{JOSEPH} Rice

Mailing Address 3590B Hwy 31 South PMB 178 Pelham, Alabama 35124

Mailing Address 159 Flagstone Drive Chelsea, Alabama 35043

Property Address 159 Flagstone Drive Chelsea, Alabama 35043

Date of Sale 05/06/2019

Total Purchase Price \$364,900.00

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
[X] 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5-6-19

Print Jordan Lynnette Rice

Unattested

(verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 08:20:43 AM
\$386.00 CATHY
20190508000154640

Ally S. Boyd