20190627000228430 06/27/2019 12:40:30 PM DEEDS 1/2

WARRANTY DEED

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

Know All Men by These Presents: That in consideration of One Hundred Fifty-Nine Thousand and 00/100 Dollars (\$159,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, GREY OAKS PROPERTIES, LLC (herein referred to as Grantor) does hereby 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:

Lots 420, 421 and 422, according to the Amended Plat of Grey Oaks, Sector 4, as recorded in Map Book 50, Page 23, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$915,798.00

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, its successors 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, its successors 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 20th day of June, 2019.

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 20th day of June, 2019.

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

20190627000228430 06/27/2019 12:40:30 PM DEEDS 2/2 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	Grey Oaks Properties, LLC 1927 1st Ave N 5th Floor Birmingham, AL 35203	Grantee's Name Mailing Address	Donovan Builders, LLC 3590-B HWY 31 S PMB 178 Pelham, AL 35124
Property Address	Lots 420, 421, 422 Grey Oaks Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value Or	\$ 159,000.00
	As	sessor's Market Value	\$
•			
	document presented for reco he filing of this form is not requir		of the required information
	Instruction Instru		ersons conveying interest to
Grantee's name and property is being co	d mailing address - provide the r nveyed.	name of the person or	persons to whom interest to
Property address - t	the physical address of the prope	erty being conveyed, if	available.
Date of Sale - the da	ate on which interest to the prop	erty was conveyed.	
	e - the total amount paid for the the instrument offered for record	• • • • • • • • • • • • • • • • • • • •	erty, both real and personal,
being conveyed by t	property is not being sold, the the head instrument offered for record. iser or the assessor's current ma	This may be evidence	
excluding current us responsibility of val	led and the value must be detersion as luing property for property tax to Code of Alabama 1975 § 40-2	determined by the local purposes will be used	cal official charged with the
and accurate. I furtl	of my knowledge and belief that her understand that any false s nalty indicated in <u>Code of Alabar</u>	tatements claimed on	this form may result in the
Date	·	Print B.\CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign \\ (Grantor/Grante	e/Owner/ Agent) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2019 12:40:30 PM
\$19.00 CHARITY
20190627000228430

