20200414000144650 04/14/2020 09:37:32 AM 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 **Sixty Thousand and no/100 Dollars (\$60,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **CREEKWATER DEVELOPMENT**, **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:

Lot 302, according to the Survey of Creekwater Phase III, as recorded in Map Book 50, Page 30, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$450,400.00

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 undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 25th day of March, 2020.

Creekwater/Devélopment, LLC

BY: Connor Farmer, Manager of Smith Commercial Investments, LLC its Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Connor Farmer**, whose name as **Manager** of **Smith Commercial Investments, LLC**, **as Member of Creekwater Development, 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 25th day of March, 2020.

CHRISTINA NORWOOD
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2023

Notary Public

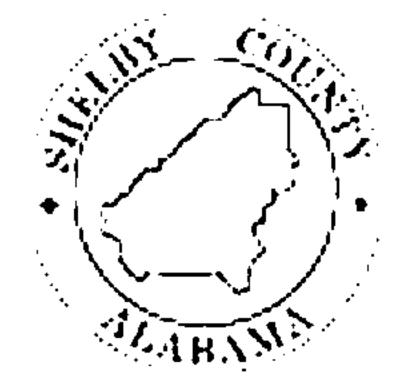
My Commission Expires: 07/23/2023

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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	Creekwater Development, 120 Bishop Circle Pelham, AL 35124		Donovan Builders, LLC 3590-B HWY 31 S PMB 178 Pelham, AL 35124
Property Address	Lot 302 Creekwater Helena, AL 35080	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$ 60,000.00 \$
•		this form can be verified in	the following documentary
	document presented for the filing of this form is not re		of the required information
		tructions ne name of the person or pe	ersons conveying interest to
Grantee's name and property is being co		the name of the person or	persons to whom interest to
Property address -	the physical address of the p	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).			
and accurate. I furt		se statements claimed on	ned in this document is true this form may result in the
Date		Print <u>B. CHRISTO</u>	PHER BATTLES
Unattested	(verified by)	Sign (Grantor/Grante	e/Owner/ <u>Agent</u>) circle one Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2020 09:37:32 AM
\$26.00 MISTI

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