

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Emily P. Miller
Warren L. Miller

669 Highway 277
Helena, AL 35080

STATUTORY DEED LIMITED LIABILITY COMPANY WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Four Hundred Twenty Four Thousand Nine Hundred Dollars and No Cents (\$424,900.00) to the undersigned Grantor, Donovan Builders, LLC, an Alabama Limited Liability Company, whose mailing address is 3584 Hwy 31 S, Pelham, AL 35124, (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Emily P. Miller and Warren L. Miller, whose mailing address is 669 Highway 277, Helena, Alabama 35080 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, having an address of 669 Highway 277, Helena, Alabama 35080, to-wit:

Lot 330, according to the Survey of Creekwater Phase IIIA, Phase 2, as recorded in Map Book 50, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$382,410.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Member, Jack Donovan, who is authorized to execute this conveyance has hereto set its signature and seal, this the 8th day of July, 2020.

DONOVAN BUILDERS, LLC

Jack Donovan
Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack Donovan, whose name as Member of Donovan Builders, LLC and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

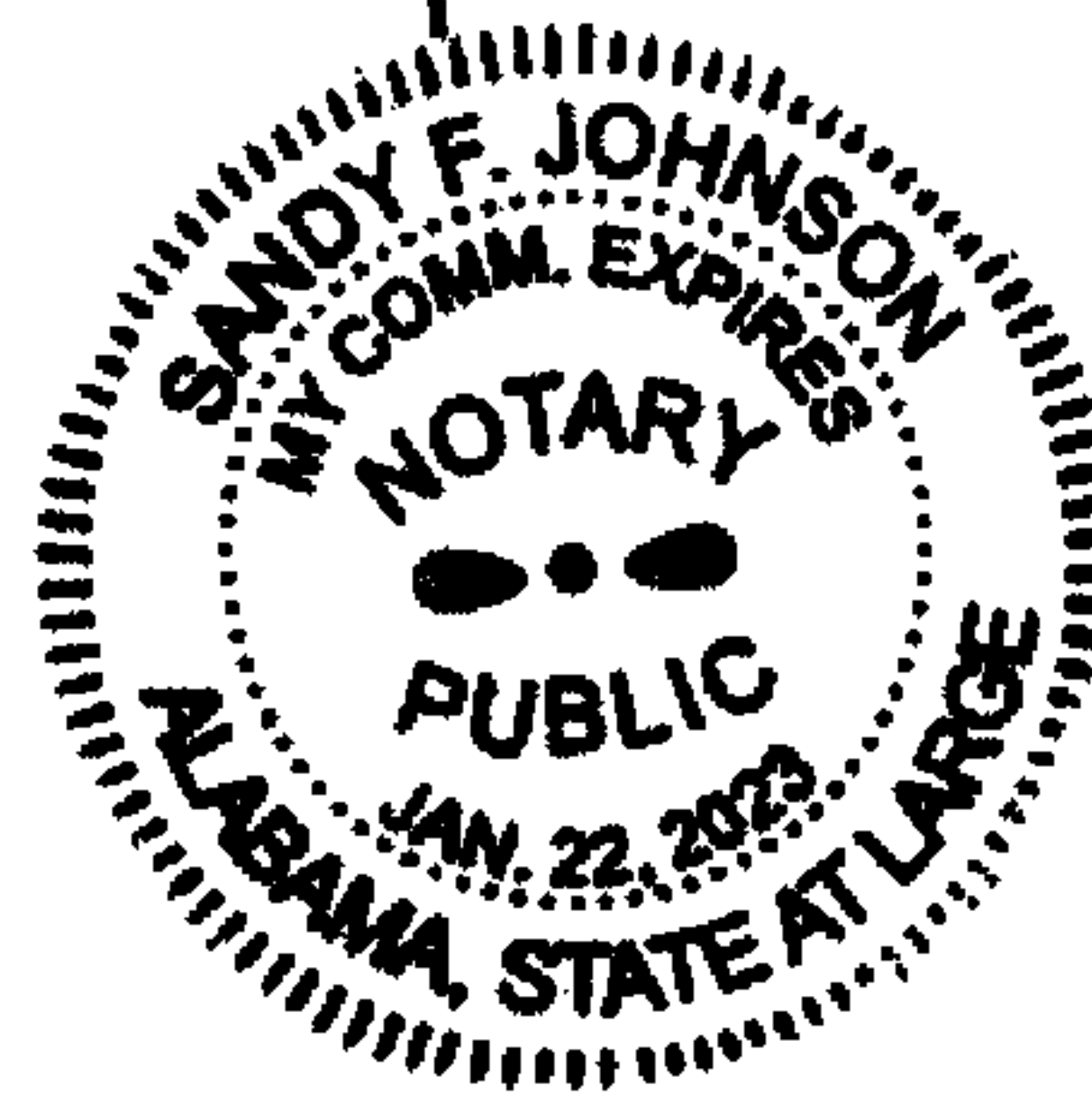
Given under my hand and official seal, this the 8th day of July, 2020

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:

Sandy F. Johnson
1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2020 10:44:59 AM
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Allie S. Bayl