### **WARRANTY DEED**

20220512000194560 05/12/2022 11:01:02 AM DEEDS 1/2

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

Send tax notice to: Donovan Builders, LLC 111 Applegate Court Pelham, AL 35124

# STATE OF ALABAMA

### **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, LAKEWOOD 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 25, according to the Survey of Lake Wood Estates Subdivision, as recorded in Map Book 37, Page 99, in the Probate Office of Shelby County, Alabama.

RANDY GOODWIN is one and the same person as JAMES RANDALL GOODWIN.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$431,250.00

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 Randy Goodwin, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this 19th day of April, 2022.

LAKEWOOD DEVELOPMENT, LLC

BY: Randy Goodwin

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 Randy Goodwin, whose name as Member of Lakewood 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 19th day of April, 2022.

**HEATHER A. BRANTLEY** My Commission Expires June 7, 2023

Notary<sup>™</sup>Public

My Commission Expires: 06/07/2023

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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	Lakewood Development, LLC 5262 Highway 70 Calera, AL 35040	Grantee's Name Mailing Address	Donovan Builders, LLC  111 Applegate Court Pelham, AL 35124
Property Address	Lot 25 Lake Wood Estates Calera, AL 35040	Date of Sale Total Purchase Price Or Actual Value Or	\$ 40,000.00 \$
evidence: (check or Bill of Sale X Sales Contra Closing State If the conveyance	or actual value claimed on thine) (Recordation of documentated act ement  document presented for re	ary evidence is not required to the secondation contains all contains	the following documentary red)
referenced above, t	he filing of this form is not req	uirea.	
	Instromailing address - provide the urrent mailing address.	ructions e name of the person or p	ersons conveying interest to
Grantee's name and property is being co	d mailing address - provide th nveyed.	e name of the person or	persons to whom interest to
Property address -	the physical address of the pro	operty being conveyed, if	f 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	of my knowledge and belief the her understand that any false halty indicated in Code of Ala	e statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign(Grantor/Grant	ee/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
05/12/2022 11:01:02 AM
\$26.00 CHARITY

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