

WARRANTY DEED

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

Send tax notice to:
Grey Oaks Properties, LLC
1927 1st Ave N, 5th Floor
Birmingham, AL 35203

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, **DONOVAN BUILDERS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **GREY OAKS PROPERTIES, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 517, according to the Final Plat of Grey Oaks, Sector 5, as recorded in Map Book 55, Page 3, in the Probate Office of Shelby County, Alabama.

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 **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of June, 2022.

DONOVAN BUILDERS, LLC


BY: **Jack A. Donovan, Sr.**
ITS: **Member**

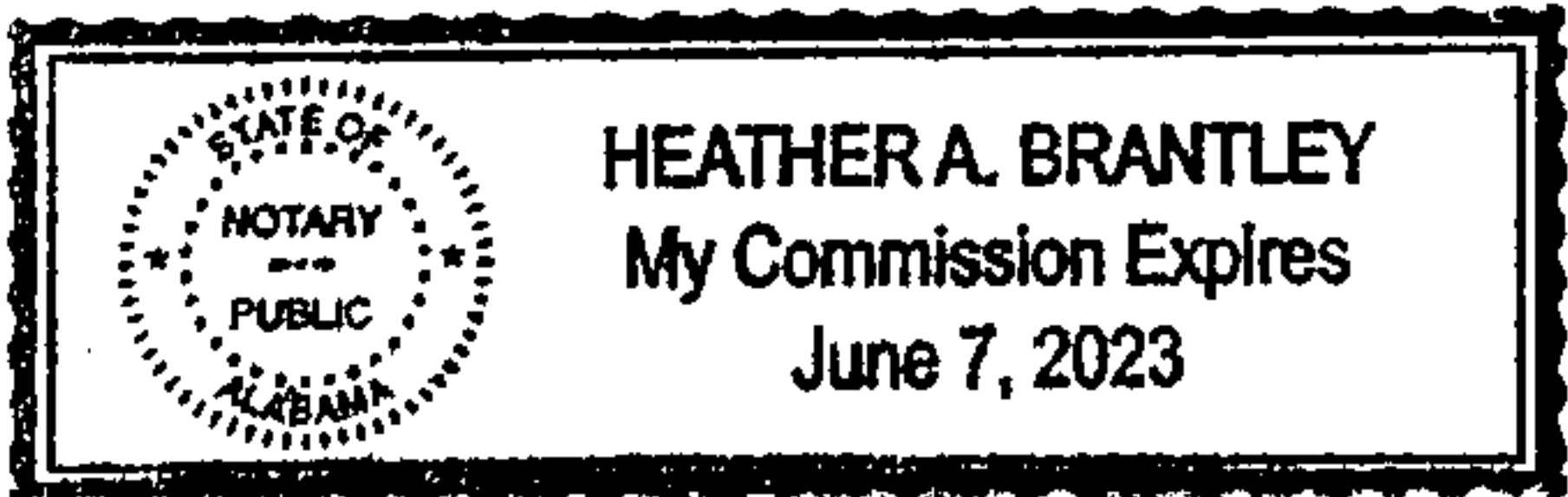

BY: **Michelle Donovan**
ITS: **Managing Member**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack A. Donovan, Sr.**, whose name as **Member** and **Michelle Donovan**, whose name as **Managing Member** of **DONOVAN BUILDERS, LLC**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27th day of June, 2022.




Notary Public
My Commission Expires: 06/07/2023

Allin S. Bayal