20220629000259480 06/29/2022 12:43:13 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: 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 274 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 21th day of June, 2022,

HEATHER A. BRANTLEY

My Commission Expires

June 7, 2023

Notary Public

My Commission Expires:___

06/07/2023

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	Donovan Builders, LLC 111 Applegate Court Pelham, AL 35124	Grantee's Name Mailing Address	Grey Oaks Properties, LLC 1927 1st Ave N 5th Floor Birmingham, AL 35203
Property Address	Lot 517 Grey Oaks Pelham, AL 35124	Date of Sal Total Purchase Pric Or	e \$
		Actual Value Or Assessor's Market Value	
evidence: (check of Bill of Sale Sales Control X Closing Sta	tement	tary evidence is not requested. Appraisal X Other Actual recordation contains all	of the required information
	d mailing address - provide th	tructions ne name of the person or	persons conveying interest to
		the name of the person of	r 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 pride being conveyed by	ce - the total amount paid for the instrument offered for re-	the purchase of the proportion	perty, both real and personal,
being conveyed by	e property is not being sold, the instrument offered for recal siser or the assessor's currer	ord. This may be evidence	perty, both real and personal, ed by an appraisal conducted
excluding current usersponsibility of variations	use valuation, of the property	y as determined by the I tax purposes will be us	estimate of fair market value, ocal official charged with the ed and the taxpayer will be
and accurate. I fur	of my knowledge and belief ther understand that any fal enalty indicated in <u>Code of Al</u>	se statements claimed o	ained in this document is true on this form may result in the n).
Date		Print B. CHRIST	OPHER BATTLES
Unattested	(verified by)	Sign(Grantor/Gran	ntee/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
06/29/2022 12:43:13 PM
\$85.00 BRITTANI

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