

WARRANTY DEED

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 **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **GREY OAKS PROPERTIES, 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 725, according to the Final Plat of Grey Oaks Subdivision, Sector 7, as recorded in Map Book 55, Page 88 A&B, in the Probate Office of Shelby County, Alabama.**

**A purchase money and construction mortgage filed simultaneously herewith in the amount of \$516,000.00**

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 **William G. Sanders, Jr.**, its **Manager**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 14<sup>th</sup> day of June, 2023.

Grey Oaks Properties, LLC

William G. Sanders, Jr.  
BY: William G. Sanders, Jr.  
ITS: Manager

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William G. Sanders, Jr.**, whose name as **Manager** of **Grey Oaks Properties, 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 14<sup>th</sup> day of June, 2023.

HEATHER A. BRANTLEY  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE

Heather A. Brantley  
Notary Public  
My Commission Expires: 06/06/2027

Allen S. Bayal