DEED BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

20200910000404010 09/10/2020 12:57:18 PM DEEDS 1/2

CORPORATION FORM WARRANTY DEED

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

Send tax notice to: Gregory Majors 132 Flagstone Drive, Chelsea, AL 35043

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **DONOVAN BUILDERS**, **LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **GREGORY MAJORS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

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Lot 18A, according to a Resurvey of Lot 18 and 19 of Flagstone, as recorded in Map Book 51, Page 18 in the Probate Office of Shelby County, Subject to mineral and mining rights if not owned by Grantor.

Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$354,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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, his heirs 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, his heirs 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 28th day of August, 2020.

DONOVAN BUILDERS, LLC

BY: Jerrica Fletcher TTS: Authorized Agent

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** of **Donovan Builders**, **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 28th day of August, 2020.

HEATHER A. BRANTLEY

My Commission Expires

June 7, 2023

Notary Public

My Commission Expires:_

<u>06/07/2023</u>



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2023 08:03:42 AM
\$26.00 JOANN
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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	<u>Donovan Builders, LLC</u>	Mailing Address	GREGORY MAJORS
	2500 D UMV 21 C DMD 170		120 Flagratana Dari
	3590-B HWY 31 S, PMB 178 Pelham, AL 35124		132 Flagstone Drive, Chelsea, AL 35043
Property Address	132 Flagstone Drive	Date of Sale	August 28, 2020
	Chelsea, AL 35043	Total Purchase Price	\$ 354,000.00
		Or Actual Value	\$
		Or Assessor's Market Value	\$
•	document presented for rethe filing of this form is not rec		f the required information
	Inct	ruotiono	<u> </u>
	mailing address - provide the current mailing address.	ructions e name of the person or pe	ersons conveying interest to
Grantee's name an property is being co	d mailing address - provide th onveyed.	ne name of the person or p	persons to whom interest to
Property address -	the physical address of the p	operty being conveyed, if	available.
Date of Sale - the d	ate on which interest to the p	roperty was conveyed.	
-	e - the total amount paid for the instrument offered for rec		rty, both real and personal,
being conveyed by	property is not being sold, the instrument offered for reco iser or the assessor's current	ord. This may be evidenced	•
excluding current uresponsibility of va	ded and the value must be done to be done of Alabama 1975 §	as determined by the location ax purposes will be used	al official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any falsonalty 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/Grantee/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 09/10/2020 12:57:18 PM

Shelby County, AL 09/10/2020 12:57:18 PM \$26.00 MISTI 20200910000404010

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