

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:

~~Lot 18, according to the Survey of Flagstone, as recorded in Map Book 36, Page 131, in the Probate Office of Shelby County, Alabama.~~

**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, 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.

**\$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.

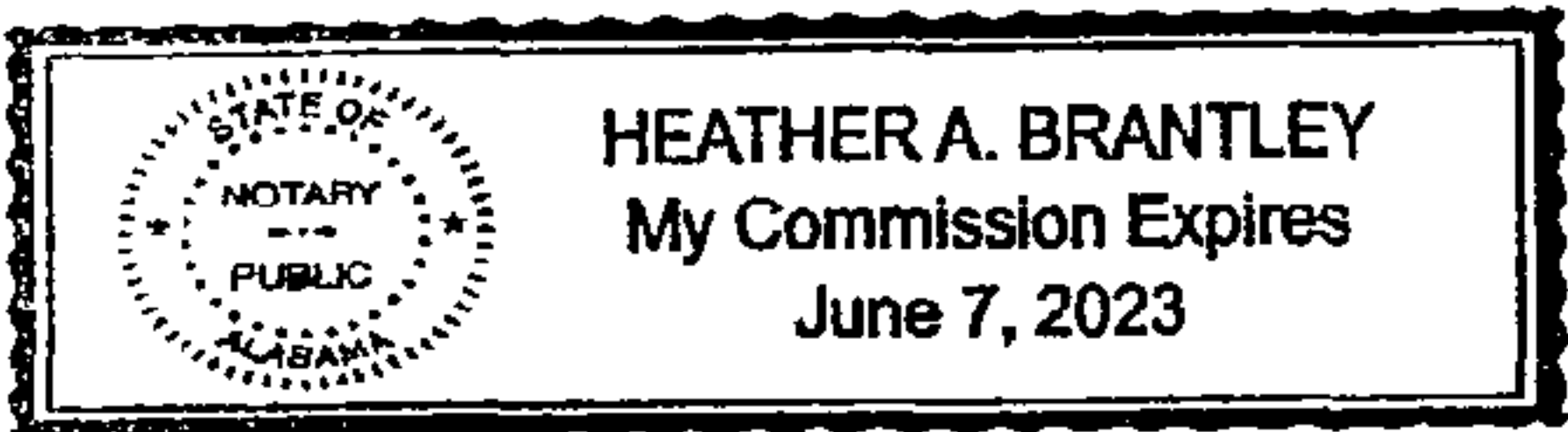
DONOVAN BUILDERS, LLC

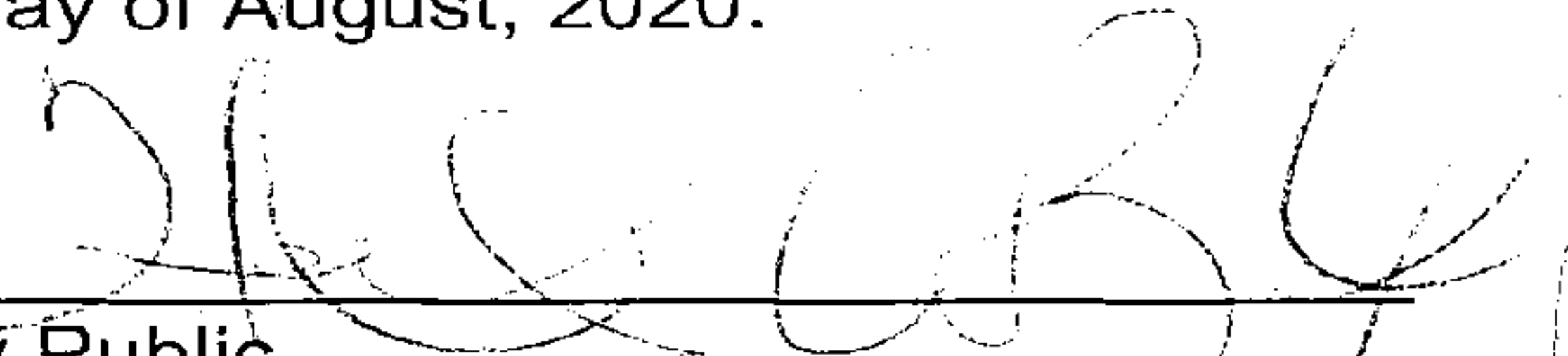
  
BY: Jerrica Fletcher  
ITS: Authorized Agent

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.



  
Notary Public  
My Commission Expires: 06/07/2023

Allen S. Bayal



Allen S. Beryl