20231102000322550 11/02/2023 11:12:16 AM DEEDS 1/2

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 Forty Thousand and 00/100 Dollars (\$40,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, LAKEWOOD DEVELOPMENT, 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 9, according to the Survey of Lake Wood Estates Subdivision, as recorded in Map Book 37, Page 99, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$398,412.00

RANDY GOODWIN is one and the same person as JAMES RANDALL GOODWIN.

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 **Randy Goodwin**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of September, 2023.

BY: Randy Goodwin

Lakewood Development, LLC

ITS: Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randy Goodwin**, whose name as **Member** of **Lakewood Development**, **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 27th day of September, 2023.

HEATHER A. BRANTLEY

My Commission Expires

June 6, 2027

Notary Public

My Commission Expires:_

06/07/2023

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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	Lakewood Development, LLC	Grantee's Name Mailing Address	Donovan Builders, LLC
	5262 Highway 70 Calera, AL 35040	Widining / taal coo	111 Applegate Court Pelham, AL 35124
Property Address	Lot 9, Lake Wood Estates Calera, AL 35040	Date of Sal Total Purchase Pric Or Actual Valu Or ssessor's Market Value	e\$e\$
evidence: (check of Bill of Sale X Sales Cont X Closing State If the conveyance	e or actual value claimed on this ne) (Recordation of documental 	form can be verified in ry evidence is not requ Appraisal Otherordation contains all	n the following documentary ired)
		ctions	
	d mailing address - provide the r current mailing address.		persons conveying interest to
Grantee's name ar property is being c	nd mailing address - provide the onveyed.	name of the person of	r persons to whom interest to
Property address -	the physical address of the prop	perty being conveyed,	if available.
Date of Sale - the	date on which interest to the pro	perty was conveyed.	
	ce - the total amount paid for the the instrument offered for recor		perty, both real and personal,
being conveyed by	e property is not being sold, the the instrument offered for recordaiser or the assessor's current n	d. This may be evidenc	perty, both real and personal, ed by an appraisal conducted
excluding current responsibility of va	ided and the value must be detuse valuation, of the property aluing property for property taxt to Code of Alabama 1975 § 40	s determined by the law and some second to the law and the law are second to the law are	ocal official charged with the
and accurate. I ful	of my knowledge and belief that ther understand that any false enalty indicated in <u>Code of Alab</u>	statements claimed o	n this form may result in the
Date September 27, 2023		Print B. CHRIST	OPHER BATTLES
Unattested	(verified by)	Sign(Grantor/Gran	tee/Owner/ <u>Agent</u>) circle one
THE RESERVE TO THE PARTY OF THE	Filed and Recorded Official Public Records Judge of Probate, Shelby Count Clerk Shelby County, AL 11/02/2023 11:12:16 AM \$26.00 PAYGE	ty Alabama, County	Form RT-1
•	20231102000322550	alli-5.	Re. L