20240104000003370 01/04/2024 11:44:21 AM 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: Richard Bramlett 4203 Highway 36 Chelsea, AL 35043

#### STATE OF ALABAMA

#### **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Six Hundred Seventy-Six Thousand Six Hundred and 00/100 Dollars (\$676,600.00), 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 RICHARD BRAMLETT (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3, according to the Survey of Chelsea Cove, as recorded in Map Book 56, Page 71, 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, 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 12th day of December, 2023.

DONOVAN BUILDERS, LLC

BY: Jerrica Fletcher 才S: 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 be 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 12th day of December, 2023/

HEATHER A. BRANTLEY My Commission Expires June 6, 2027

My Commission Expires: 06/06/2027

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Property Address    111 Applegate Court   Pelham, AL 35124   Property Address   Al 35043   Property Address   Price   Al 35043   Property Address   Property	Grantor's Name Mailing Address	Donovan Builders, LLC	Grantee's Name Mailing Address	RICHARD BRAMLETT	
Property Address    2003   Figurescy 36   Date of Sale   Date of Date of Sale   Date of D					
Total Purchase Price \$ \$75,800.00  Actual Value \$ Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)  Bill of Sale Appraisal  Sales Contract Other  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.  Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.  Property address - the physical address of the property being conveyed, if available.  Date of Sale - the date on which interest to the property was conveyed.  Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.  Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.  If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).  Lattest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Print B. CHRISTOPHER BATTLES  Filed and Recorded		Pelham, AL 35124		Chelsea, AL 35043	
Assessor's Market Value \$ Or Assessor's Market Value \$ Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)  Bill of Sale  X Sales Contract  Other  Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantee's name and mailing address - provide the name of the person or persons to whom interest to property and their current mailing address of the property being conveyed, if available.  Property address - the physical address of the property being conveyed, if available.  Date of Sale - the date on which interest to the property was conveyed.  Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.  Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.  If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).  Date December 12, 2023  Print B. CHRISTOPHER BATTLES  Filed and Recorded  Form RT-1	Property Address	4203 Highway 36	Date of Sale	December 12, 2023	
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Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one  Form RT-1  Filed and Recorded	and accurate. I fur	ther understand that any fal	lse statements claimed on	this form may result in the	
(verified by) (Grantor/Grantee/Owner/Agent) circle one  Form RT-1  Filed and Recorded	Date <u>December 1</u>	<u>2, 2023</u>	Print B. CHRISTO	PHER BATTLES	
Filed and Recorded	Unattested		Sign		
Filed and Recorded		(verified by)	(Grantor/Grantee/Owne	r/ <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
01/04/2024 11:44:21 AM
\$702.00 PAYGE
20240104000003370

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