20240105000005410 01/05/2024 12:41:54 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: Yen Hong Dibble 2057 Grey Oak Terrace, Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Seventy-One Thousand and 00/100 Dollars (\$571,000.00)**, 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 **YEN HONG DIBBLE** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 705, 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.

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.

\$513,900.00 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, her 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, her 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 19th day of December, 2023.

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 19th day of December, 2023.

TISHA DAWN EICHELBERGER

NOTARY

My Commission Expires

November 5, 2024

Motary Public

My Commission Expires: 11/05/2024

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	Donovan Builders, LLC	Grantee's Name	YEN HONG DIBBLE
	111 Applegate Court Pelham, AL 35124	Mailing Address	2057 Grey Oak Terrace, Pelham, AL 35124
Property Address	2057 Grey Oak Terrace, Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value	\$ 571,000.00
		Or Assessor's Market Value	\$
			
If the conveyance referenced above, t	document presented for real he filing of this form is not rea	ecordation contains all o juired.	f the required information
	Inst	ructions	
Grantor's name and property and their c	mailing address - provide the urrent mailing address.		rsons conveying interest to
Grantee's name and property is being co	d mailing address - provide th nveyed.	e name of the person or p	ersons to whom interest to
Property address - t	he physical address of the pro-	operty being conveyed, if a	available.
Date of Sale - the da	ate on which interest to the pr	operty was conveyed.	
Total purchase price being conveyed by t	e - the total amount paid for the instrument offered for reco	he purchase of the proper ord.	ty, both real and personal,
being conveyed by tl	property is not being sold, the instrument offered for recorser or the assessor's current	rd. This may be evidenced	ty, both real and personal, by an appraisal conducted
excluding current us esponsibility of valu	ed and the value must be described and the value must be described and the property to a code of Alabama 1975 § 40	as determined by the local ax purposes will be used	al official charged with the
and accurate. I furth	f my knowledge and belief th er understand that any false alty indicated in <u>Code of Alab</u>	statements claimed on the	ed in this document is true his form may result in the
Date <u>December 19</u>	2023	Print <u>B. CHRISTOP</u>	HER BATTLES
Unattested		Sign	, man and the second se
	(verified by)	(Grantor/Grantee/Ówner/ <u>A</u>	Agent) circle one
	Filed and Reco	rded	Form RT-1
	Official Public		ı ty

Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 01/05/2024 12:41:54 PM **\$82.50 BRITTANI**

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