

CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

Send tax notice to:
Darryl Gregory Geary
Stacy Lynn Geary
2104 Grey Oaks Terrace,
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Forty Nine Thousand Nine Hundred and no/100 Dollars (\$549,900.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **DONOVAN BUILDERS, LLC** (herein referred to as Grantor), grant, bargain, sell and convey unto **DARRYL GREGORY GEARY and STACY LYNN GEARY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 730, according to the Final Plat of Grey Oaks Subdivision, Phase 7, as recorded in Map Book 55, Page 88 A and 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.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **B. Christopher Battles**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 25th day of January, 2024.

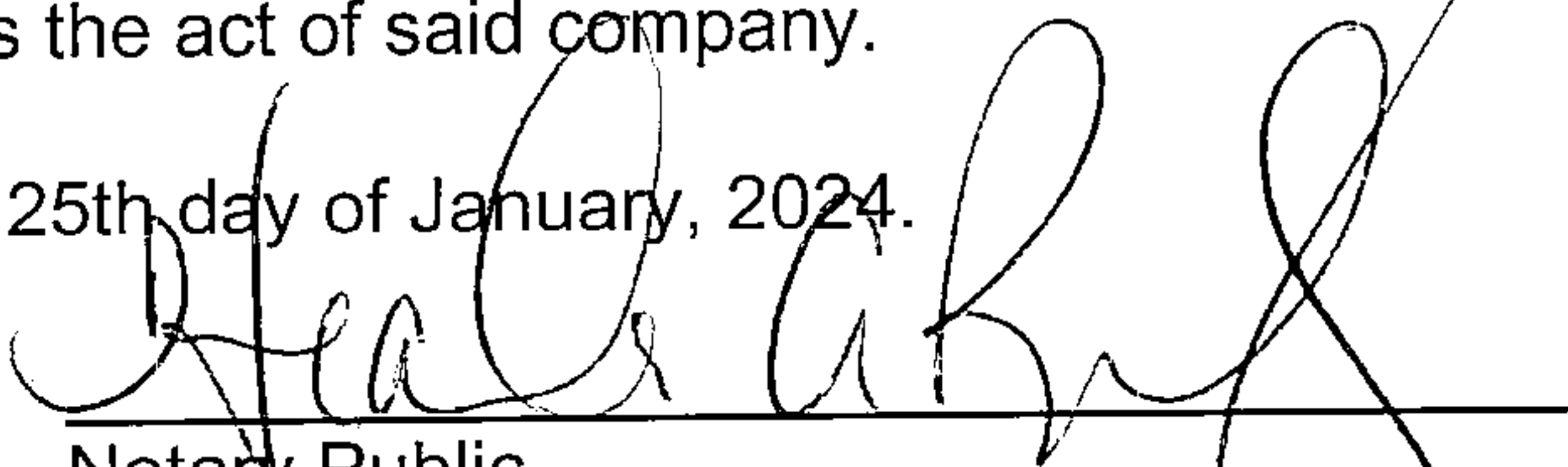
DONOVAN BUILDERS, LLC

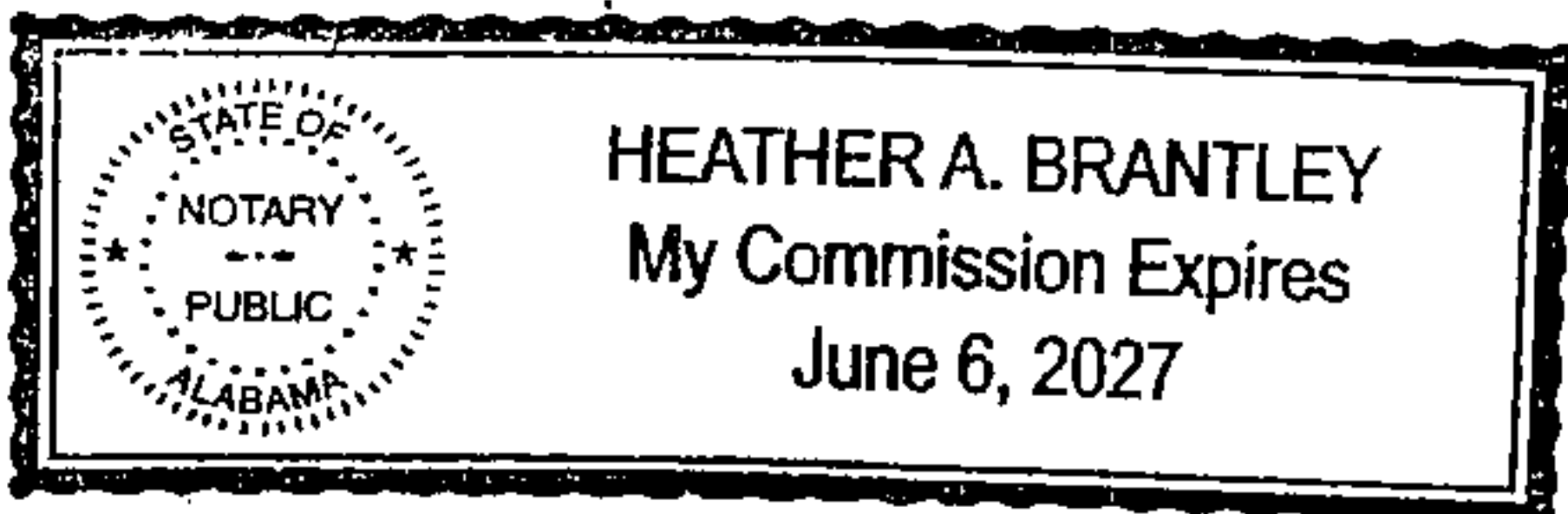
BY: **B. Christopher Battles**
ITS: **Authorized Agent**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **B. Christopher Battles**, 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 she 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 25th day of January, 2024.


Notary Public
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

Grantor's Name	<u>Donovan Builders, LLC</u>	Grantee's Name	<u>DARRYL GREGORY GEARY</u>
Mailing Address	<u>111 Applegate Court</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>STACY LYNN GEARY</u> <u>2104 Grey Oaks Terrace</u> <u>Pelham, AL 35124</u>
Property Address	<u>2104 Grey Oaks Terrace</u> <u>Pelham, AL 35124</u> _____	Date of Sale	<u>January 25, 2024</u>
		Total Purchase Price \$	<u>549,900.00</u>
		Or	
		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
<u>X</u> Sales Contract	_____ Other _____
<u>X</u> 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).

I attest, 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).

Date <u>January 25, 2024</u>	Print <u>B. CHRISTOPHER BATTLES</u>
_____ Unattested _____ (verified by)	Sign _____ (Grantor/Grantee/Owner/ <u>Agent</u>) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2024 11:00:52 AM
\$575.00 BRITTANI
20240206000029400

Form RT-1

Alvin S. Bayl