

CORPORATION FORM WARRANTY DEED

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

Send tax notice to:
David W. Cowan
2096 Grey Oaks Terrace
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Ninety Five Thousand Four Hundred and no/100 Dollars (\$595,400.00)**, 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 **DAVID W. COWAN** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 732, according to the Final Plat of Grey Oaks Subdivision, Sector 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.

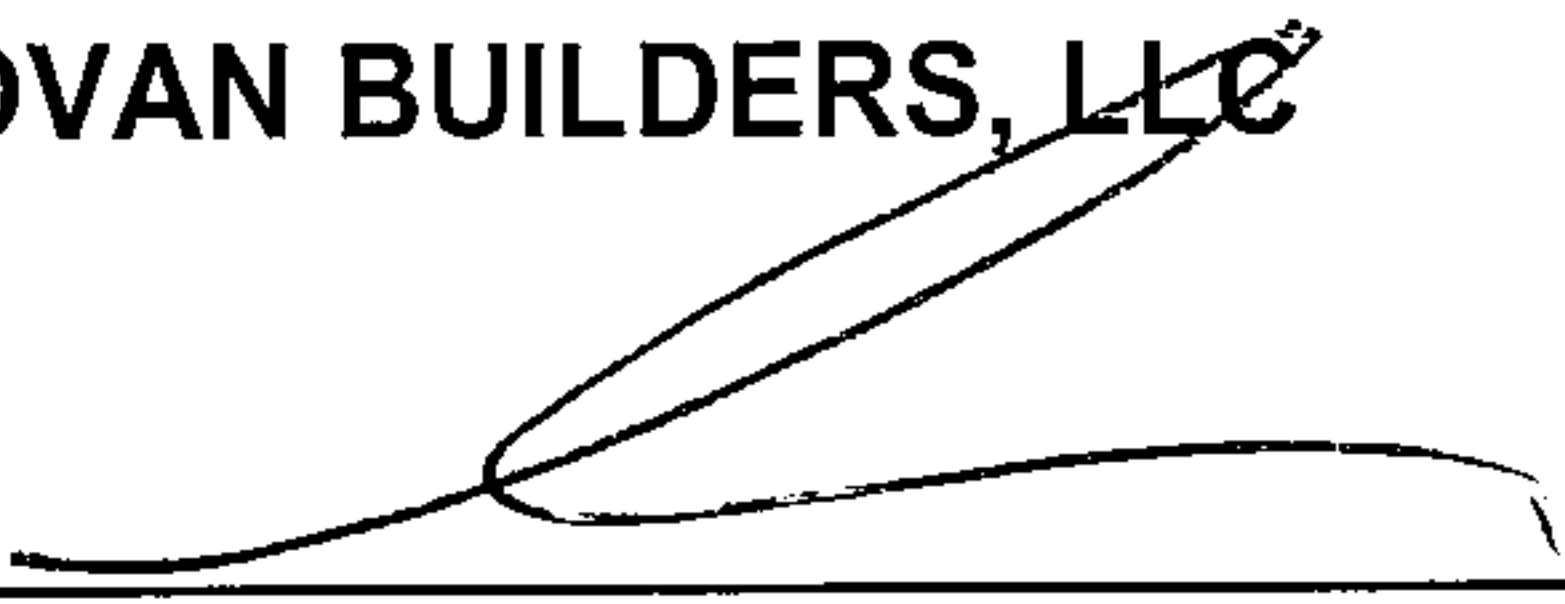
\$595,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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/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, his/her 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 1st day of March, 2024.

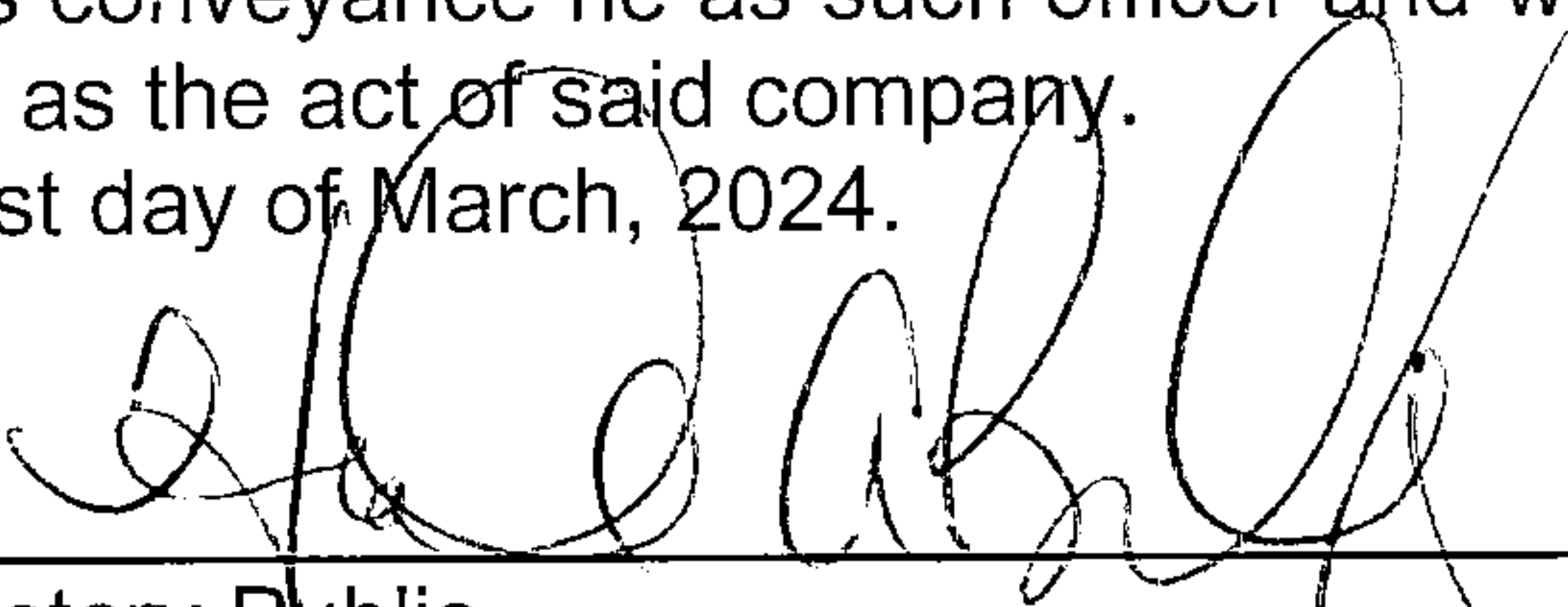
DONOVAN BUILDERS, LLC



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 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 1st day of March, 2024.



Notary Public
My Commission Expires: 06/06/2027



Alli S. Beyer