20240307000062770 03/07/2024 12:54:59 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: 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, LLE

BY: B. Christopher Battles ITS: Authorized Agent

## STATE OF ALABAMA COUNTY OF SHELBY

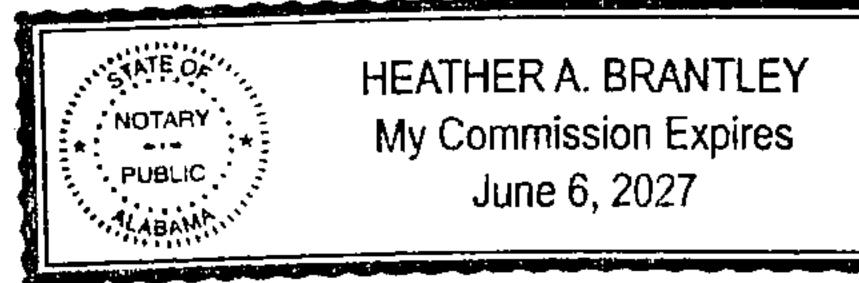
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **B. Christopher Battles**, whose name as **Authorized Agent** of **Donovan Builders**, **LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being 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:\_\_\_\_

06/06X2027



## 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	DAVID W. COWAN
	111 Applegate Court	_ Mailing Address _	2096 Grey Oaks Terrace
	<u>Pelham, AL 35124</u>		Pelham, AL 35124
Property Address	2096 Grey Oaks Terrace Pelham, AL 35124	 Date of Sale  Total Purchase Price Or	
		Actual Value	\$
		Or Assessor's Market Value	\$
•	ne) (Recordation of documact	n this form can be verified in nentary evidence is not requir Appraisal Other	_
_	document presented for the filing of this form is not	r recordation contains all corequired.	of the required information
		nstructions	
	d mailing address - provide turrent mailing address.	the name of the person or pe	ersons conveying interest to
Grantee's name an property is being co		e the name of the person or p	persons to whom interest to
Property address -	the physical address of the	e property being conveyed, if	available.
Date of Sale - the d	ate on which interest to the	e property was conveyed.	
•	e - the total amount paid f the instrument offered for a	for the purchase of the proper record.	rty, both real and personal
being conveyed by		d, the true value of the prope ecord. This may be evidenced ent market value.	
excluding current uresponsibility of va	se valuation, of the prope	e determined, the current eserty as determined by the locally tax purposes will be used § 40-22-1 (h).	cal official charged with the
and accurate. I furt	her understand that any f	ef that the information contain false statements claimed on Alabama 1975 § 40-22-1 (h).	this form may result in the
Date <u>March 1, 2024</u>		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign(Grantee/Owner	r/Agent) circle one
	Filed and I Official Pu Judge of P Clerk Shelby Cor	Recorded Iblic Records Probate, Shelby County Alabama, Cou unty, AL I 12:54:59 PM	Form RT-1

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