20240607000170280
06/07/2024 01:20:00 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:
Jeffrey S. Caudill
2041 Grey Oaks Terrace,
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF Shelby

Know All Men by These Presents: That in consideration of **Five Hundred Fifty-Five and 00/100 Dollars ($555,000.00),** 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 **JEFFREY S. CAUDILL** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 701, 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.

$573,315.00 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 **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of May, 2024..

DONOVAN BUILDERS, LLC

Jerrica Fletcher

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 24th day of May, 2024.

STATE OF ALABAMA NOTARY PUBLIC

HEATHER A. BRANTLEY
My Commission Expires
June 6, 2027

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 Donovan Builders, LLC
Mailing Address Authorized Agent
111 Applegate Court,
Pelham, AL 35124

Property Address 2041 Grey Oaks Terrace,
Pelham, AL 35124

Grantee's Name JEFFREY S. CAUDILL
Mailing Address
2041 Grey Oaks Terrace,
Pelham, AL 35124

Date of Sale May 24, 2024
Total Purchase Price $ 555,000.00
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
X	Sales Contract	____	Other
X	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 May 24, 2024 Print **B. CHRISTOPHER BATTLES**

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/07/2024 01:20:00 PM
$26.00 BRITTANI
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