20240807000245230 08/07/2024 12:01:48 PM DEEDS 1/2

### **WARRANTY DEED**

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124 Send tax notice to: Donovan Builders, LLC 111 Applegate Court Pelham, AL 35124

## STATE OF ALABAMA

### **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Sixty-Three Thousand** and **00/100 Dollars** (\$63,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **GREY OAKS PROPERTIES**, **LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **DONOVAN BUILDERS**, **LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 814, according to the Final Plat of Grey Oaks Subdivision, Sectors 8 and 10, as recorded in Map Book 59, Page 94 A&B, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$410,504.00

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.

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

In Witness Whereof, the said Grantor, by **William G. Sanders, Jr.**, its **Manager**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 5th day of August, 2024.

**Grey Oaks Properties, LLC** 

BY: William G. Sanders, Jr.

ITS: Manager

# STATE OF ALABAMA

## **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William G. Sanders, Jr.**, whose name as **Manager** of **Grey Oaks Properties**, **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 5th day of August, 2024.

KORIE DAWN EICHELBERGER

NOTARY
My Commission Expires

PUDLIC
January 28, 2025

Notary Public

My Commission Expires: 01/28/2025

## 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	Grey Oaks Properties, LLC	Grantee's Name Mailing Address	Donovan Builders, LLC
	1927 1st Ave N 5th Floor Birmingham, AL 35203		111 Applegate Court Pelham, AL 35124
Property Address	Lot 814, Grey Oaks Pelham, AL 35124	Date of Sale Total Purchase Price	<del></del>
	<u> </u>	Or Actual Value	· \$
	Or Assessor's Market Value \$		
evidence: (check or Bill of Sale  X Sales Contro X Closing State  If the conveyance		y evidence is not required to the second sec	red)
		ctions	
	mailing address - provide the nurrent mailing address.		ersons conveying interest to
Grantee's name and property is being co	d mailing address - provide the nveyed.	name of the person or	persons to whom interest to
Property address - t	he physical address of the prop	erty being conveyed, if	favailable.
Date of Sale - the date on which interest to the property was conveyed.			
•	e - the total amount paid for the the instrument offered for record		erty, both real and personal,
being conveyed by t	property is not being sold, the he instrument offered for record iser or the assessor's current m	. This may be evidence	
excluding current us responsibility of va	led and the value must be detended and the value must be detended and the property as luing property for property tax to Code of Alabama 1975 § 40-	determined by the log purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief that her understand that any false s nalty indicated in <u>Code of Alaba</u>	statements claimed on	this form may result in the
Date August 5, 202	<u>24</u>	Print <u>B. CHRISTO</u>	PHER BATTLES
Unattested	(verified by)	Sign (Grantor/Grante	ee/Owner/ <u>Agent</u> ) circle one
			Form RT-1



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 08/07/2024 12:01:48 PM **\$26.00 BRITTANI** 

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