20250206000037040 02/06/2025 12:57:33 PM DEEDS 1/2

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: Brian Lansdell and Alexandria White 2069 Gray Oaks Terrace, Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Six Hundred Thousand and 00/100 Dollars (\$600,000.00)**, 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 **BRIAN LANSDELL and ALEXANDRIA WHITE** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 708, 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.

\$540,000.00 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.

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 **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 23rd day of January, 2025.

DONOVAN BUILDERS, LLC

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 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 23rd day of January, 2025.

KORIE DAWN EICHELBERGER

NOTARY

My Commission Expires

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	Donovan Builders, LLC	Grantee's Name	BRIAN LANSDELL	
iviaiiiig / taaicss	111 Applegate Court Pelham, AL 35124	Mailing Address	ALEXANDRIA WHITE 2069 Gray Oaks Terrace, Pelham, AL 35124	
Property Address	2069 Gray Oaks Terrace, Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value	\$ \$ 600,000.00	
		Or Assessor's Market Value		
evidence: (check of Bill of Sale X Sales Control X Closing Start If the conveyance	or actual value claimed on the ne) (Recordation of documents act tement document presented for re	is form can be verified in ary evidence is not required to the Appraisal Cordation contains all	the following documentary ed)	
- Torondoue, i	the filing of this form is not req		· · · · · · · · · · · · · · · · · · ·	
Grantor's name and property and their c	Instrational Instration Instruction Instruct	uctions name of the person or pe	ersons conveying interest to	
Grantee's name and property is being co	d mailing address - provide the nveyed.	e name of the person or p	ersons to whom interest to	
Property address - t	the physical address of the pro	perty being conveyed, if	available.	
Date of Sale - the da	ate on which interest to the pro	operty was conveyed.		
Total purchase price being conveyed by	e - the total amount paid for the the instrument offered for reco	ne purchase of the proper rd.	rty, both real and personal,	
being conveyed by t	property is not being sold, the he instrument offered for recorser or the assessor's current r	d. This may be evidenced	ty, both real and personal, by an appraisal conducted	
excluding current us responsibility of val	ed and the value must be deserted and the value must be deserted and the property and uing property for property taxes of Code of Alabama 1975 § 40	as determined by the loca x purposes will be used	al official charged with the	
and accurate. I furth	of my knowledge and belief that ner understand that any false nalty indicated in <u>Code of Alab</u>	statements claimed on t	his form may result in the	
Date <u>January 23, 2025</u>		Print <u>B. CHRISTOP</u>	Print B. CHRISTOPHER BATTLES	
Unattested	(verified by)	Sign (Grantor/Grantee/Owner/	Agent) circle one	
	Filed and Recorded Official Public Records Judge of Probate, Shelby C		Form RT-1	
	Clerk	J		

Shelby County, AL

02/06/2025 12:57:33 PM **\$85.00 PAYGE** 20250206000037040