

**This instrument prepared by:**  
Howard W. Neiswender, Esq.  
Dentons Sirote PC  
2311 Highland Avenue South  
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**SOURCE OF TITLE: Instrument #20240911000282300**

Send Tax Notice to:

STATE OF ALABAMA	)	Michelle Lynn Donovan, Trustee of the Ashleigh
	)	Kate Donovan 2019 Trust and Trustee of the Carson
	)	Shane Donovan 2019 Trust
COUNTY OF SHELBY	)	111 Applegate Court
		Pelham, Alabama 35124

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 23 day of January, 2024, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **Donovan Builders, LLC**, an Alabama limited liability company (hereinafter referred to as "**Grantor**"), in hand paid by **Michelle Lynn Donovan, Trustee of the Ashleigh Kate Donovan 2019 Trust** and **Michelle Lynn Donovan, Trustee of the Carson Shane Donovan 2019 Trust** (collectively, hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of Grantor's right, title and interest in and to the following described real property situated in Shelby County, Alabama (herein sometimes referred to as the "**Property**"), to-wit:

**See Exhibit A attached hereto**

**TOGETHER WITH** all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to taxes and assessments for the current and subsequent years not yet due and payable and all matters of record.

Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Donovan Builders, LLC	Michelle Lynn Donovan, Trustee of the Ashleigh Kate Donovan 2019 Trust
	Michelle Lynn Donovan, Trustee of the Carson Shane Donovan 2019 Trust
111 Applegate Court Pelham, AL 35124	111 Applegate Court Pelham, AL 35124

Property Address:	223 Highway 86 Calera, AL 35040
Date of Conveyance:	<u>11/23</u> , 2024 <i>MD</i>

Value:	\$575,000.00
The Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input checked="" type="checkbox"/> Other – <u>Instrument #20240911000282300</u>

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals effective as of the date first above written.

**Grantor:**

**Donovan Builders, LLC**

By: 

**Name: Michelle Lynn Donovan**

**Title: Managing Member**

Date of Execution: 01-23-2025

STATE OF ALABAMA )  
COUNTY OF Shelby )

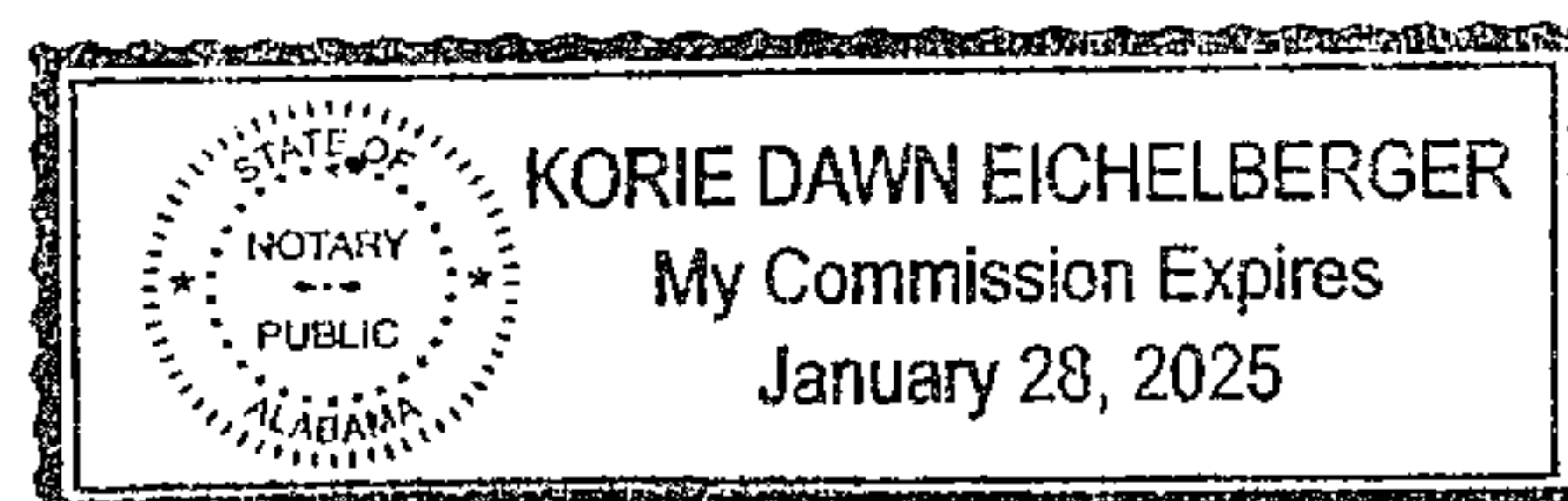
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Michelle Lynn Donovan**, whose name as Managing Member of Donovan Builders, LLC, an Alabama limited liability company, is signed to the foregoing conveyance as the Grantor and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23 day of January, 202<sup>45</sup>

{ SEAL }

  
Notary Public

My Commission Expires: \_\_\_\_\_





## Exhibit A

Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed South 00° 08' 04" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 439.10 feet to a ½" rebar in place being located on the Northerly right-of-way of Shelby County Highway 86 (Shelby Iron Works Public Road); thence proceed South 82° 59' 43" West along the Northerly right-of-way of said road for a distance of 242.41 feet; thence proceed South 88° 14' 09" West along the Northerly right-of-way of said road for a distance of 389.95 feet; thence proceed North 88° 57' 11" West along the Northerly right-of-way of said road for a distance of 350.67 feet; thence proceed North 01° 19' 08" East for a distance of 551.08 feet to a ½" rebar in place; thence proceed North 68° 34' 21" West along a meandering wire fence and along the North boundary of the McNamee Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 49 at Pag 74 for a distance of 38.03 feet; thence proceed North 89° 57' 23" West along said meandering fence and along the North boundary of said subdivision for a distance of 35.43 feet; thence proceed North 67° 10' 17" West along said meandering fence and along the North boundary of said subdivision for a distance of 106.99 feet; thence proceed North 52° 27' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 94.83 feet; thence proceed South 77° 16' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 68.88 feet; thence proceed North 88° 08' 11" West along said meandering fence and along the North boundary of said subdivision for a distance of 80.55 feet; thence proceed North 63° 23' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 55.77 feet; thence proceed South 20° 43' 20" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.87 feet; thence proceed South 37° 17' 45" West along said meandering fence and along the North boundary of said subdivision for a distance of 32.90 feet; thence proceed South 77° 16' 46" West along said meandering fence and along the North boundary of said subdivision for a distance of 16.98 feet; thence proceed South 66° 55' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 17.39 feet; thence proceed South 51° 24' 36" West along said meandering fence and along the North boundary of said subdivision for a distance of 11.14 feet; thence proceed North 70° 18' 40" West along said meandering fence and along the North boundary of said subdivision for a distance of 61.45 feet; thence proceed South 83° 30' 43" West along said meandering fence and along the North boundary of said subdivision for a distance of 30.81 feet; thence proceed North 88° 13' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.49 feet; thence proceed South 88° 04' 53" West along said meandering fence and along the North boundary of said subdivision for a distance of 78.43 feet; thence proceed North 83° 24' 13" West along said meandering fence and along the North boundary of said subdivision for a distance of 46.15 feet; thence proceed South 86° 27' 41" West along said meandering fence and along the North boundary of said subdivision for a distance of 42.54 feet; thence proceed South 77° 26' 33" West along said meandering fence and along the North boundary of said subdivision for a distance of 28.59 feet; thence proceed South 38° 50' 35" West along said meandering fence and along the North boundary of said subdivision for a distance of 14.47 feet; thence proceed South 66° 03' 01" West along said meandering fence and along the North boundary of said subdivision for a distance of 95.52 feet to its point of intersection with the centerline of Rum Creek; thence proceed South 12° 49' 13" West along the centerline of said creek for a distance of 63.38 feet; thence proceed South 11° 43' 07" East along the centerline of said creek for a distance of 46.22 feet; thence proceed South 34° 20' 53" East along the centerline of said creek for a distance of 23.64 feet; thence proceed South 08° 55' 08" West along the centerline of said creek for a distance of 28.25 feet; thence proceed South 31° 14' 47" West along the centerline of said creek for a distance of 25.10 feet; thence proceed South 38° 43' 01" West along the centerline of said creek for a distance of 67.44 feet; thence proceed South 56° 45' 53" East along the centerline of said creek for a distance of 52.52 feet; thence proceed South 13° 04' 44" West along the centerline of said creek for a distance of 24.60 feet; thence proceed South 63° 38' 52" West along the centerline of said creek for a distance of 14.18 feet; thence proceed South 84° 24' 33" West along the centerline of said creek for a distance of 31.85 feet; thence proceed South 20° 37' 47" West along the centerline of said creek for a distance of 46.25 feet; thence proceed South 22° 02' 40" East along the centerline of said creek for a distance of 62.57 feet; thence proceed South 04° 30' 07" East along the centerline of said creek for a distance of 87.55 feet; thence proceed South 10° 52' 18" East along the centerline of said creek for a distance of 101.58 feet; thence proceed South 22° 39' 46" West along the centerline of said creek for a distance of 181.04 feet to the Northerly right-of-way of said Shelby



County Highway 86, said point being the P. C. of a concave curve right having a delta angle of 61° 42' 45" and a radius of 521.27 feet; thence proceed Northwesterly along the curvature of said curve and along the Northerly right-of-way of said road for a chord bearing and distance of North 81° 49' 39" West, 534.71 feet to the P. T. of said curve; thence proceed North 51° 57' 37" West along the Northerly right-of-way of said road for a distance of 349.99 feet; thence proceed North 48° 33' 23" West along the Northerly right-of-way of said road for a distance of 199.31 feet; thence proceed North 45° 36' 13" West along the Northerly right-of-way of said road for a distance of 890.38 feet to its point of intersection with the Southerly boundary of the L & N Railroad 100 foot right-of-way, said point being the P. C. of a concave curve left having a delta angle of 24° 22' 18" and a radius of 2010.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 76° 35' 22" East 848.59 feet to the P. T. of said curve; thence proceed North 03° 34' 11" East along the Southerly boundary of said railroad right-of-way for a distance of 57.90 feet to the P. C. of a concave curve left having a delta angle of 26° 21' 42" and a radius of 1960.0 feet; thence proceed Northeasterly along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 50° 23' 52" East, 893.74 feet to the P. T. of said curve; thence proceed North 37° 13' 01" East along the Southerly boundary of said railroad right-of-way for a distance of 1278.36 feet to a ½" rebar in place, said point being located on the East boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 13; thence proceed South 01° 18' 05" East along the East boundary of said quarter-quarter section for a distance of 388.06 feet to a ½" rebar in place; thence proceed South 01° 15' 45" East along the East boundary of said quarter-quarter section for a distance of 431.08 feet to a ½" rebar in place; thence proceed South 85° 44' 38" East along the North boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1284.56 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 13 and the Southeast one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 14, Township 22 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT 5.0 ACRE TRACT: Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 14' 04" West for a distance of 240.16 feet to the point of beginning. From this beginning point proceed South 00° 10' 29" East for a distance of 233.54 feet to a ½" rebar in place; thence proceed North 89° 09' 14" West for a distance of 467.01 feet to a ½" rebar in place; thence proceed North 00° 08' 08" West for a distance of 467.12 feet to a ½" rebar in place; thence proceed South 89° 08' 55" East for a distance of 466.69 feet to a ½" rebar in place; thence proceed South 00° 10' 29" East for a distance of 233.54 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO: A 30' wide easement for ingress and egress and utilities, lying 15' each side of and parallel to the following described centerline. Commence at a 4" x 4" concrete monument being the NE corner of the SE ¼ of the SW ¼ of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 89°14'04" W a distance of 240.16'; thence S 00°10'29" E a distance of 135.03' to the Point of Beginning; thence S 07°46'09" E a distance of 100.59'; thence S 10°11'07" E a distance of 154.24'; thence S 01°47'02" W a distance of 39.27'; thence S 04°00'46" W a distance of 27.28'; thence S 02°51'20" E a distance of 14.21' to a point on the northerly right of way line of Shelby County Highway 86 and the Point of Termination of said easement.

TAX PARCEL NUMBER: 28-6-13-0-000-012.000  
TAX PARCEL NUMBER: 28-6-13-0-000-012.002



DOCSBHM2483548\1

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk 5  
Shelby County, AL  
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*Allen S. Bayl*