

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Donovan Builders, LLC
3590-B Highway 31S, PMB178
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **Michelle Lynn Donovan, Trustee of the Ashleigh Kate Donovan 2019 Trust, dated 10/30/2019 and Michelle Lynn Donovan, Trustee of the Carson Shane Donovan 2019 Trust, dated 10/30/2019** (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:

Lots 1, 2, 3, and 4, of Calera Meadows as recorded in Map Book 61, Page 24, in the Probate Office of Shelby County, Alabama.

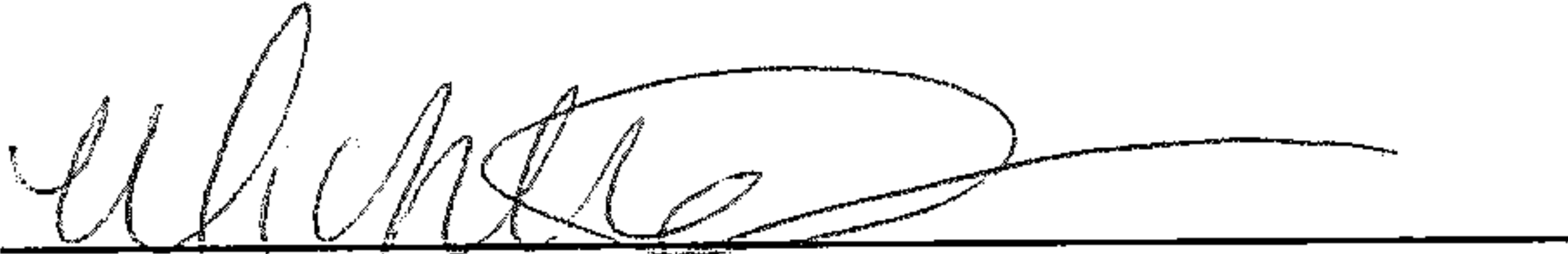
No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

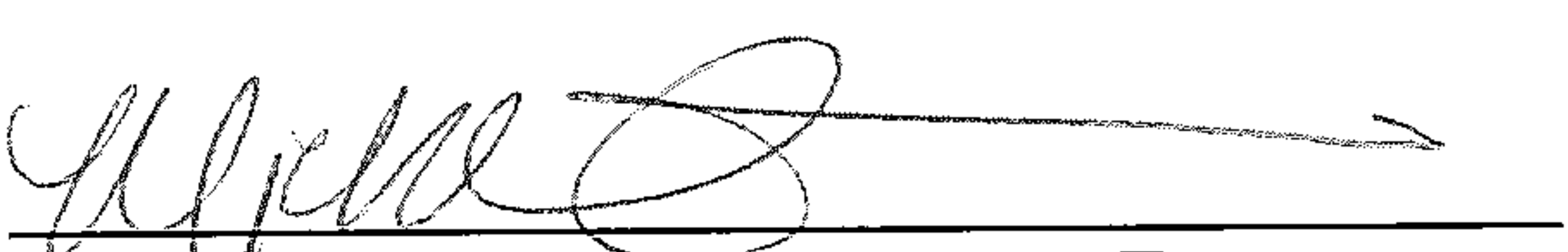
Grantor herein is the one and the same as the Grantee in that certain deed dated January 23, 2025, and recorded in 20250306000066820.

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.

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 the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 13th day of May, 2025.

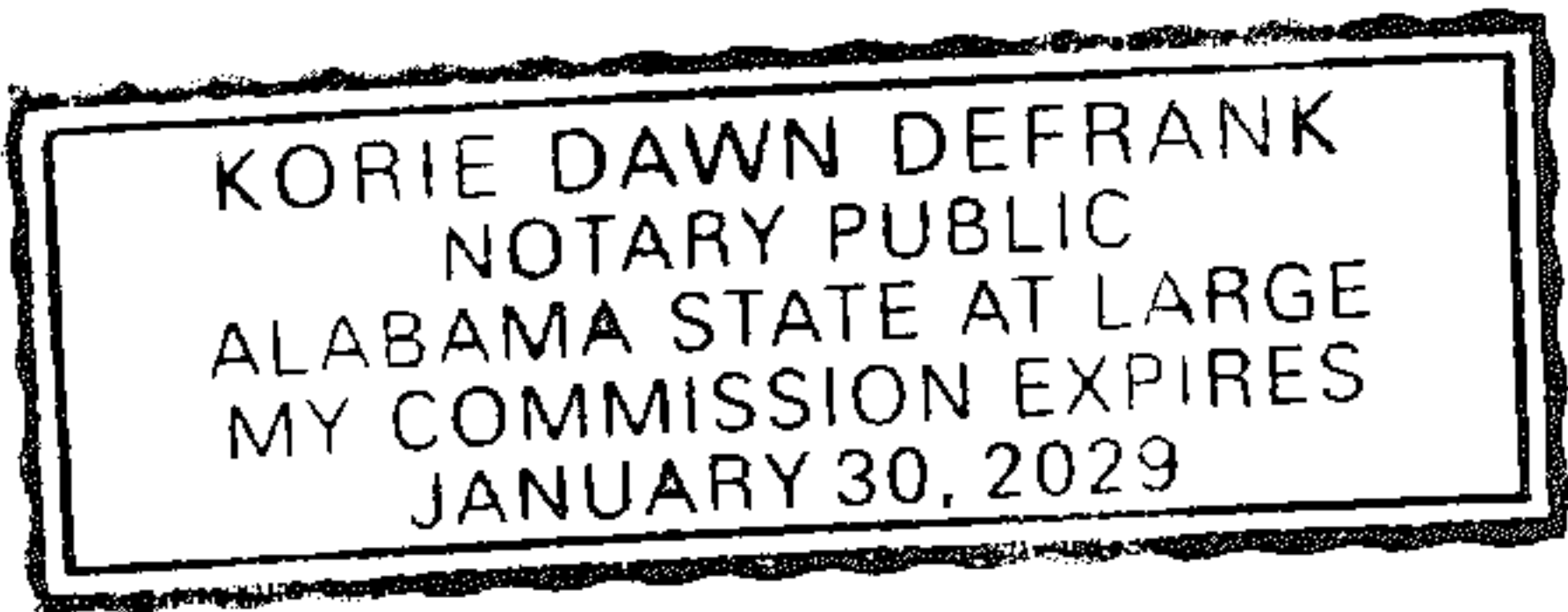
**Ashleigh Kate Donovan 2019 Trust,
dated 10/30/2019**

BY: Michelle Lynn Donovan, Trustee

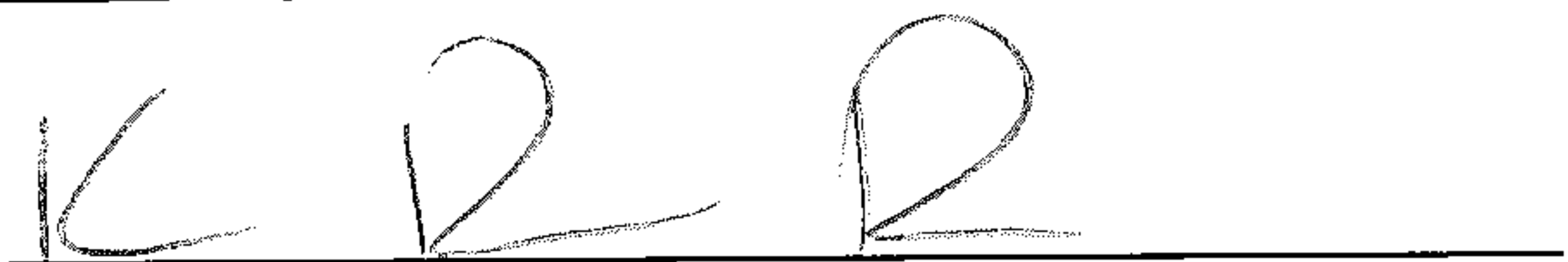
**Carson Shane Donovan 2019 Trust,
dated 10/30/2019**

BY: Michelle Lynn Donovan, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michelle Lynn Donovan, Trustee of the Ashleigh Kate Donovan 2019 Trust, dated 10/30/2019 and Michelle Lynn Donovan, Trustee of the Carson Shane Donovan 2019 Trust, dated 10/30/2019**, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 13th day of May, 2025.




Notary Public
My Commission Expires: _____

