20250514000146720 05/14/2025 10:54:26 AM 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 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 abovedescribed 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 12th day of May, 2025.

Carson Shane Donovan 2019 Trust, Ashleigh Kate Donovan 2019 Trust, dated 10/30/2019 dated 10/30/2019 BY: Michelle Lynn Donovan, Trustee 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 13^{+-} day of May, 2025. KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES Notary Public My Commission Expires:

JANUARY 30, 2029

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 Trusts	Grantee's Name	Donovan Builders, LLC
Mailing Address	3590B HWY 31S PMB178 PELHAM, AL 35124	Mailing Address	3590B HWY 31S PMB178 PELHAM, AL 35124
Property Address	LOTS 1,2,3,4 CALERA MEADOWS (CO RD 86) CALERA, AL 35040	Date of Sale Total Purchase Price Or	
		Actual Value Or	\$ 600,000.00
	/	Assessor's Market Value	\$
•	or actual value claimed on this ne) (Recordation of documenta 	ary evidence is not required Appraisal	
Closing Statement			OF TAX PARCEL 3-0-000-012.002
	document presented for rec the filing of this form is not requ		of the required information
	Instrudent Instruction Instruc	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	persons to whom interest to
Property address - t	the physical address of the pro	perty being conveyed, if	available.
Date of Sale - the d	ate on which interest to the pro	perty was conveyed.	
•	e - the total amount paid for the the instrument offered for reco		erty, both real and personal,
being conveyed by t	property is not being sold, the the instrument offered for recor- iser or the assessor's current r	d. This may be evidenced	rty, both real and personal, d by an appraisal conducted
excluding current u responsibility of va	ded and the value must be de se valuation, of the property a luing property for property ta to <u>Code of Alabama 1975</u> § 40	as determined by the local as purposes will be used	cal official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any false nalty indicated in Code of Alab	statements claimed on	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign (Grantor/Grant	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
05/14/2025 10:54:26 AM
\$625.00 KELSEY

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