

CORPORATION FORM WARRANTY DEED

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

Send tax notice to:
Rose Office Systems, Inc.
P.O. Box 608
Saginaw, AL 35137

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **DONOVAN BUILDERS, LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **ROSE OFFICE SYSTEMS, INC.** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 **Jack A. Donovan, Sr.**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 13th day of May, 2025.

DONOVAN BUILDERS, LLC

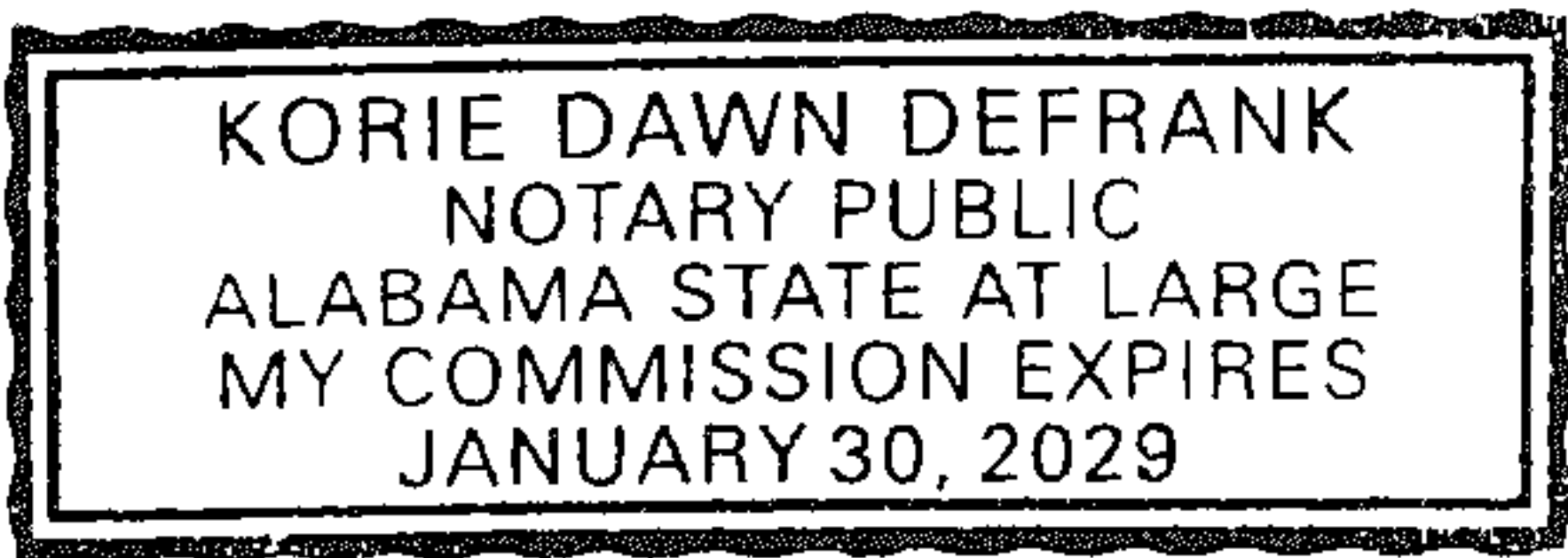
BY: Jack A. Donovan, Sr.
ITS: Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack A. Donovan, Sr.**, whose name as **Member** 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 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 13th day of May, 2025.



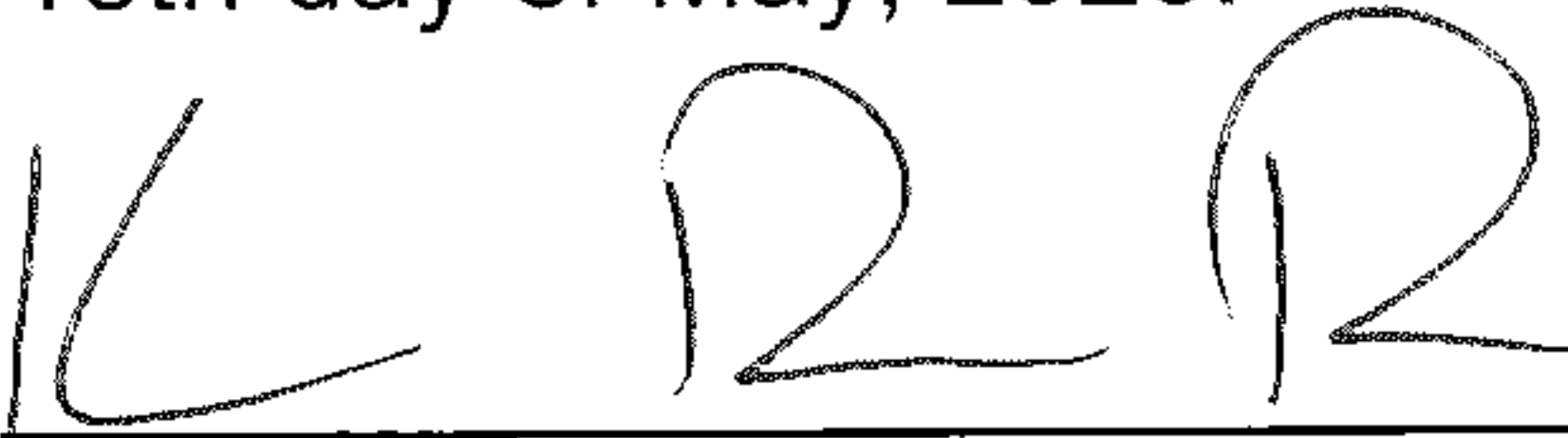

Notary Public
My Commission Expires: 01/30/2029

EXHIBIT "A"

A parcel of land (Parcel No. 36-2-03-4-001-002.002), situated in the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the intersection of the West right of way line of Melton Street and the North line of the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East; thence S 02°17'24" E a distance of 194.71'; thence S 87°48'56" W a distance of 25.87'; thence S 02°51'24" E a distance of 114.26'; thence S 86°24'11" W a distance of 263.90'; thence N 02°26'54" W a distance of 309.14'; thence N 86°33'43" a distance of 289.48' to the point of beginning.

TAX PARCEL NUMBER: 36-2-03-4-001-002.002

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Donovan Builders, LLC</u>	Grantee's Name	<u>ROSE OFFICE SYSTEMS, INC.</u>
Mailing Address	<u>3590-B Hwy 31S #178,</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>P.O. Box 608</u> <u>Saginaw, AL 35137</u>
Property Address	<u>407 Gardner Street,</u> <u>Montevallo, AL 35115</u> _____	Date of Sale	<u>May 13, 2025</u>
		Total Purchase Price \$	<u>190,000.00</u>
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale	_____ Appraisal
<u>X</u> Sales Contract	_____ Other _____
<u>X</u> Closing Statement	_____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

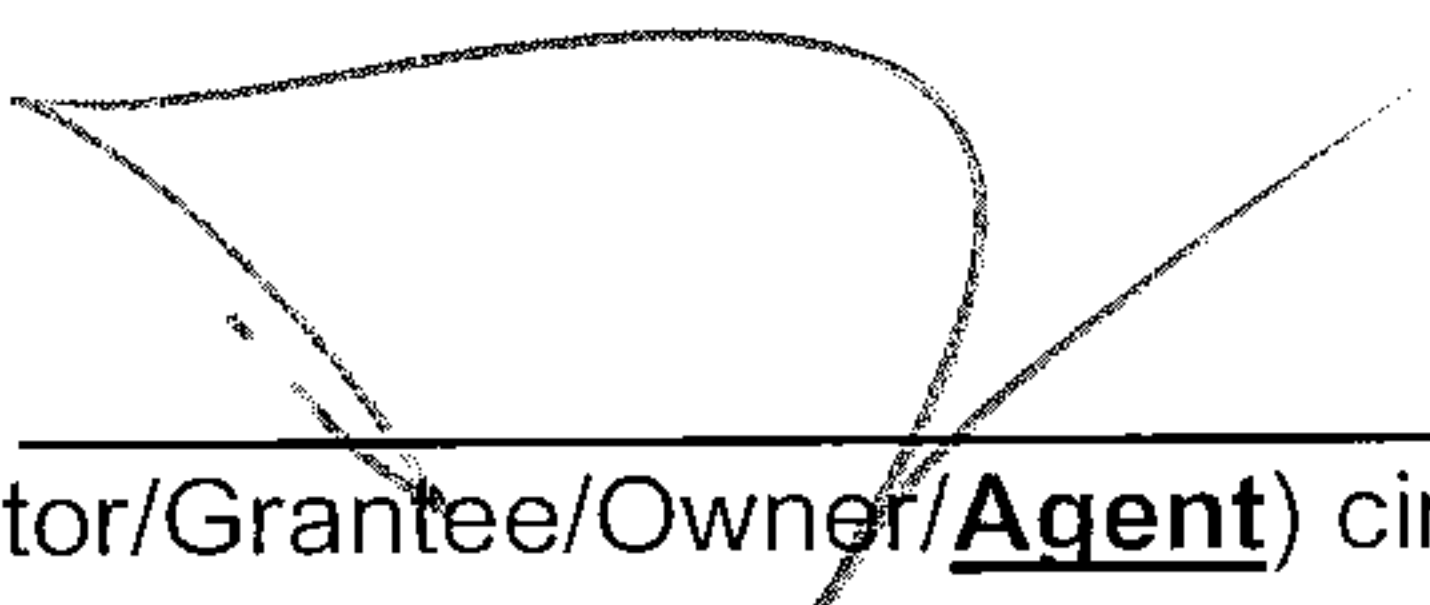
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	<u>May 13, 2025</u>	Print	<u>B. CHRISTOPHER BATTLES</u>
_____ Unattested	_____ (verified by)	Sign	<u></u>
			(Grantor/Grantee/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
05/23/2025 09:30:11 AM
\$218.00 PAYGE
20250523000157900

Alvin S. Bayl