20251104000338610 11/04/2025 01:58:57 PM 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, #178 Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, GREY OAKS PROPERTIES, LLC (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:

Lot 823, according to the Final Plat of Grey Oaks Subdivision, Sectors 8 and 10, as recorded in Map Book 59, Page 94 A&B, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$536,800.00

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 William G. Sanders, Jr., its Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22nd day of October, 2025.

Grey Oaks Properties, LLC

BY: William G. Sanders, Jr.

ITS: Manager

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Manager of Grey Oaks Properties, 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 22nd day of October, 2025.

KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JANUARY 30, 2029

Notary Public

My Commission Expires: 01/30/2029

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Grey Oaks Properties, LLC 1927 1st Ave N 5th Floor Birmingham, AL 35203	Grantee's Name Mailing Address	Donovan Builders, LLC 3590-B Highway 31S, #178 Pelham, AL 35124
Property Address	1117 Grey Oaks Valley, Pelham, AL 35124	Date of Sa Total Purchase Pri Or	ce\$65,000.00
		Actual Valu Or	ue \$
	A	ssessor's Market Valu	ue \$
• • • • • • • • • • • • • • • • • • •			
	document presented for rec the filing of this form is not requ		of the required information
	Instrudent description in the surrent mailing address.	ictions name of the person or	persons conveying interest to
Grantee's name an property is being co	d mailing address - provide the onveyed.	name of the person of	or persons to whom interest to
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.			
being conveyed by	e property is not being sold, the the instrument offered for record iser or the assessor's current n	d. This may be eviden	perty, both real and personal, ced by an appraisal conducted
excluding current uresponsibility of va	ded and the value must be defined and the value must be defined and the property and luing property for property tax to Code of Alabama 1975 § 40	s determined by the x purposes will be us	local official charged with the
and accurate. I fur	of my knowledge and belief that ther understand that any false enalty indicated in <u>Code of Alab</u>	statements claimed	on this form may result in the
Date October 22,			OPHER BATTLES
Unattested	(verified by)	Sign (Granton/Gra	ntee/Owner/ <u>Agent</u>) circle one
	(v Oi iii O O V)		Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 01:58:57 PM
\$26.00 KELSEY

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