

SEND TAX NOTICES TO:
PRESTIGE GROUP, LLC
Attn: Robert James Matthews
121 Emily Circle
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, CLAYTON ENTERPRISE, LLC (also known as Clayton Enterprises, LLC), an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto PRESTIGE GROUP, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[NOTE: A portion of the purchase price recited above was paid from a \$300,240.00 mortgage loan closed by Avadian Credit Union simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

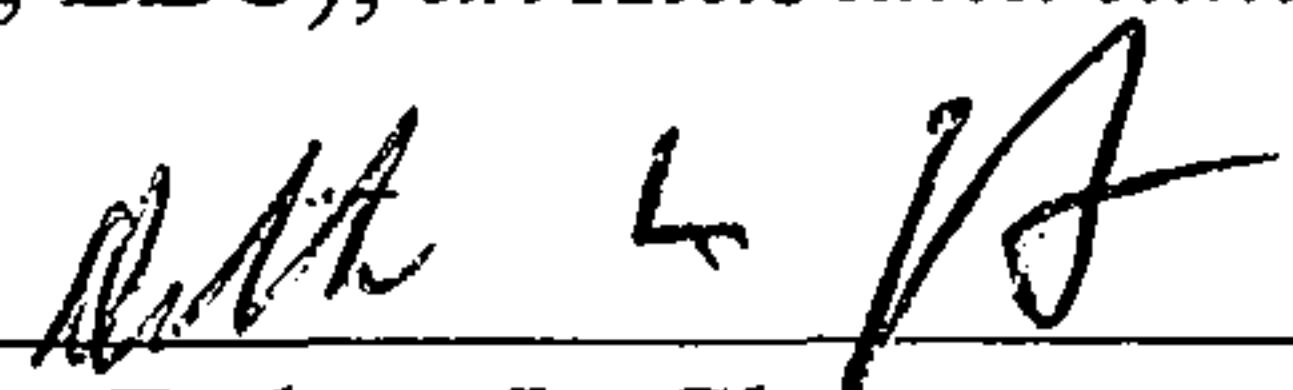
AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE.]

[STATUTORY WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 3rd day of April, 2019.

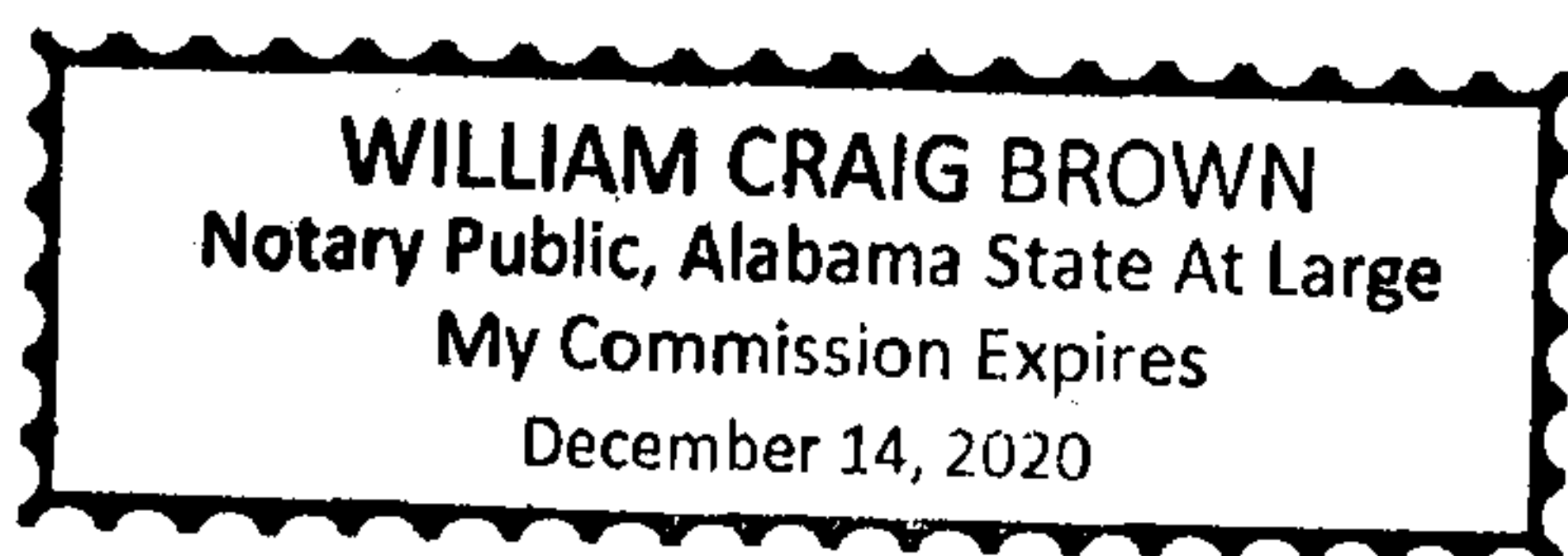
CLAYTON ENTERPRISE, LLC (also known as Clayton Enterprises, LLC), *an Alabama limited liability company*

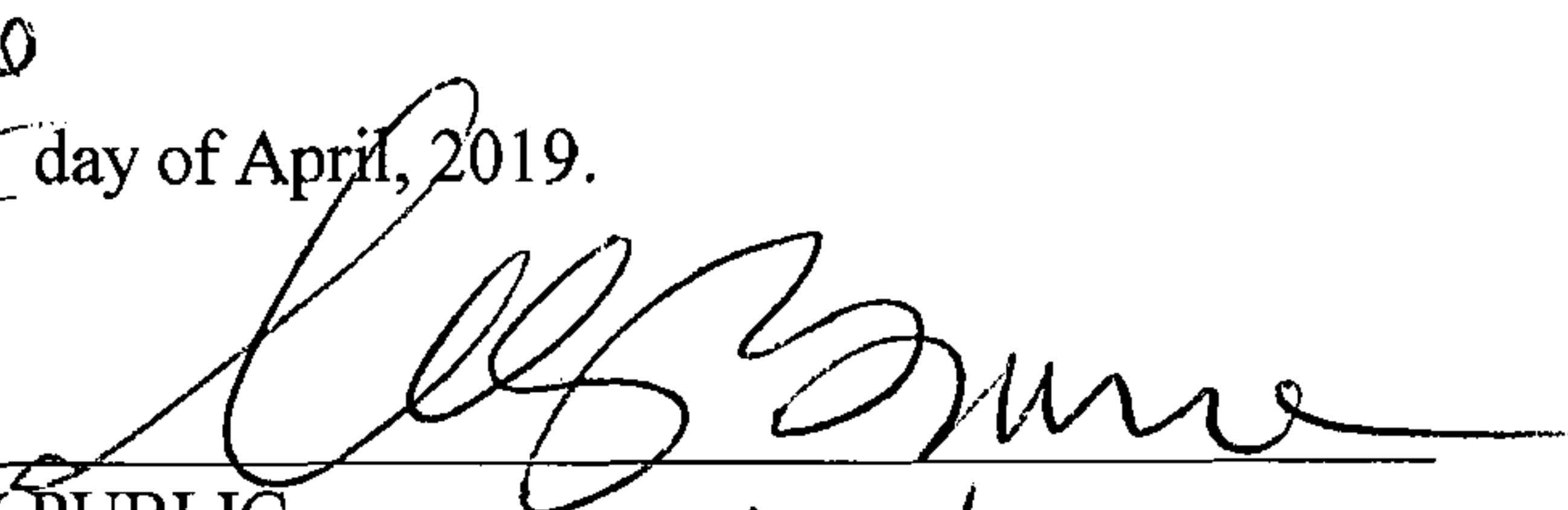
By: 
Print Name: Delton L. Clayton
Title: President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as President of CLAYTON ENTERPRISE, LLC (also known as Clayton Enterprises, LLC), an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 3rd day of April, 2019.




NOTARY PUBLIC
My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D-8959]

EXHIBIT "A"

Lot 2A of a Resurvey of Lots 2 and 3 Clayton's Addition to Oak Mountain Business Park Lots 1, 2, 3, 4 and 5 as shown on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36, page 67.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress only over and across that portion of Lot 1 and Lot 3A, according to map of Clayton's Addition to Oak Mountain Business Park as recorded in Map Book 27, page 23 and Lot 3A, according to the map of Clayton's Addition to Oak Mountain Business Park as recorded in Map Book 36, page 67 in the Probate Office of Shelby County, Alabama (Lot 1 and 3A) which are driveways.

[SUBJECT TO PERMITTED EXCEPTIONS ON EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF.]

EXHIBIT "B"

[PERMITTED EXCEPTIONS]

1. Taxes and assessments for the year 2019 and subsequent years, constituting a lien but which is not yet due and payable;
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. # 1998-51856, with Assignment of Declarant recorded in Inst. # 1999-16176, as amended by the Amendment to Declaration of Covenant for Oak Mountain Business Park, dated May 4, 2000, recorded as Inst. # 2000-17408.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 242, Page 911 and Deed Book 230, Page 117.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 33, Page 300 and Deed Book 244, Page 587.
5. Grant of Easement to Randall H. Goggans dated April 14, 1999 by Inst. # 1999-16171 with Assignment of Easement to Oak Mountain Business as shown by instrument recorded in Inst. # 1999-16175.
6. Declaration of Covenants and Restrictions for Clayton's Addition to Oak Mountain Business Park, dated August 16, 2002 and recorded on August 16, 2002 in Inst. # 20020816000389150.
7. Amended and Restated Declaration of Protective Covenants and Restrictions for Oak Mountain Business Park, dated August 16, 2002 and recorded on August 16, 2002 in Inst. # 20020816000389140.
8. Matters disclosed on the survey of the property, including without limitation, the storm sewer easement, which survey is dated February 14, 2019, done by James M. Ray, registered surveyor.
9. Any coal, oil, gas, or other mineral or mining right not owned by Grantor/Mortgagor.

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>CLAYTON ENTERPRISE, LLC (also known as Clayton Enterprises, LLC), an Alabama limited liability company</u>	Grantee's Name:	<u>PRESTIGE GROUP, LLC, an Alabama limited liability company</u>
Mailing Address:	<u>100 Applegate Court Pelham, Alabama 35124</u>	Mailing Address:	<u>121 Emily Circle Birmingham, Alabama 35242</u>
Property Address:	<u>110 Applegate Court Pelham, Alabama 35124</u>	Date of Sale:	<u>April 3, 2019</u>
		Total Purchase Price:	<u>\$320,000.00</u>
		Or	
		Actual Value:	<u></u>
		Or	
		Assessor's Value:	<u></u>
		Market Value:	<u></u>

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)

<u></u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other: <u></u>
<u>XX</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.

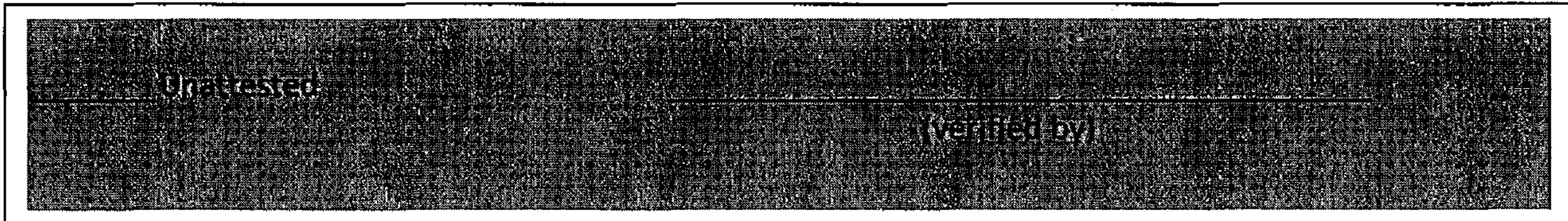
INSTRUCTIONS

- 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.

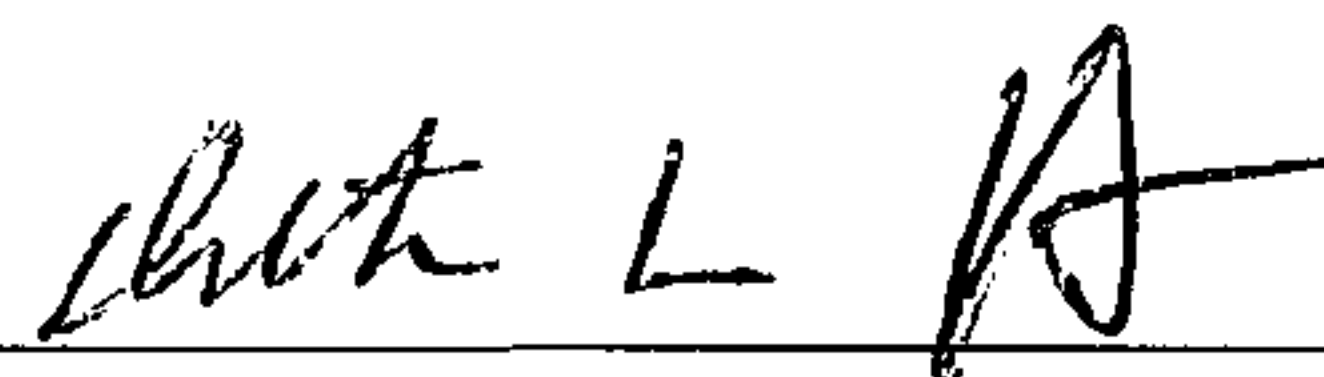
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Date: April 3, 2019



CLAYTON ENTERPRISE, LLC (also known as Clayton Enterprises, LLC), an Alabama limited liability company
("Grantor")

By: 
Print Name: Delton L. Clayton
Title: President



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2019 09:38:15 AM
\$350.00 CHERRY
20190404000108390

Allen S. Bayl