20200429000167520 04/29/2020 02:19:48 PM DEEDS 1/2

Prepared by: Michael D Brymer Massey, Stotser & Nichols, PC 1780 Gadsden Highway Birmingham, AL 35235 File No.: 20205653

Send Tax Notice To: Schuyler Ross Kara Ross 1028 Crestview Rdg. Helena, AL 35080

## CORPORATION WARRANTY DEED

Joint Tenancy With Right of Survivorship

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Nine Thousand Seven Hundred Fifteen Dollars and No Cents (\$359,715.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Clayton Properties Group, Inc. (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Schuyler Ross and Kara Ross (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1018, according to the survey of Final Plate, Riverwoods Sector 10, as recorded in Map Book 51, Page 32 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO**: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) mineral and mining rights not owned by the Grantor, if any

Note: \$337,565.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors or assigns, that Grantor shall not be liable for and Grantee hereby walves and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or the Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formation and deposits) under or upon the Property or any Property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the Joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Jessica Earnest, as Assistant Secretary who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of April, 2020.

Clayton Properties Group, Inc.

State of Alabama County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Jessica Earnest, whose name as Assistant Secretary of Clayton Properties Group, Inc. a Tennessee corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

THE THE PERSON NAMED IN

PUBLIC

Given under my hand and the same same and the same of April, 2020/

✓ Notary Public: Michael D Brymer

My Commission Expires: September 25, 2021

## Real Estate Sales Validation Form

Grantor's Name	Document must be filed in acco.  Clayton Properties, Inc.	1. Ocue of Alabama 1	すくり。 Section An_99_4
Mailing Address	Clayton Properties, Inc. 3111 Timberiake Drive	Grantee's Name	Schuyler Ross and Kara Ross
	Vestavia Hills, Alabama 35243	Mailing Address	1028 Crestview Ridge
			Helena, Alabama 35080
Property Address	1028 Crestview Ridge		
	Helena, Alabama 35080	Date of Sale	April 24, 2020
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		Or .	
		Actual Value	\$
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Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 04/29/2020 02:19:48 PM S47.50 CHERRY

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