Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6731

Send Tax Notice To:
Cynthia L. Whisner
6157 English Village Lane
Birmingham, AL 35242

## CORPORATION WARRANTY DEED

State of ALABAMA County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED FIVE AND 00/100 DOLLARS (\$587,805.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Clayton Properties Group, Inc., a TN corporation (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Cynthia L. Whisner, an unmarried woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

Lot 612, according to the Survey of the Village at Highland Lakes, Phase 4, 6th Sector, an Eddleman Community, as recorded in Map Book 55, Page 65, 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: \$411,463.00 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 waives 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, to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her 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 GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Ashley Mill	ler, as Assistant Secretary who is authorized to execute this
conveyance, has hereto set its signature and seal, this the //	_ day of, 2023.
Muy/Muí	
Clayton Properties Group, Inc., a Tennessee Corporation By: Ashley Miller, Assistant Secretary	
State of Alabama County of Jefferson	
I, the undersigned authority, a Notary Public in an Miller, whose name as Assistant Secretary of Clayton Properties foregoing conveyance, and who is known to me, acknowledged conveyance, she, in her capacity as such officer and with full accorporation, on the day the same bears date.  Given under my hand and official seal this the	before me on this day that, being informed of the contents of the uthority executed the same voluntarily for and as the act of said
Given under my hand and official seal this the	_ day of, 2023.
C. ON STONE SON	Cynthis a Mart
	My Commission Expires: 5/27/2024
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## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Clayton Properties Group, Inc.	Grantee's Name	Cynthia L. Whisner	
Mailing Address	3111 Timberlake Drive	Mailing Address	78 Burnham Street	
	Vestavia Hills, AL 35243		Birmingham, AL 35242	
Property Address	6157 English Village Lane Birmingham, AL 35242	Date of Sale	April 19, 2023	
		Total Purchase Price Or	<u>\$587,805.00</u>	
		Actual Value Or	<u>\$</u>	
	Assessor's Market V	alue \$		
	e or actual value claimed on this form concumentary evidence is not required)			
Bill of Sale		Appraisal		
X Sales Cont		_	Other:	
Closing Stat	tement			
If the conveyance is not required.	document presented for recordation con	ntains all of the required information	n referenced above, the filing of this form	
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).

Seller Name: Clayton Properties Group, Inc.

Clayton Properties Group, Inc., la Tennessee Corporation, By: Ashley Miller, Assistant Secretary



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 04/19/2023 02:34:51 PM **\$207.50 JOANN** 

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