Prepared by:

Cynthia A. Martin 1780 Gadsden Highway Birmingham, AL 35235 File No.: 2023-7137 Send Tax Notice to:

Joshua Paul McFarland and Katherine Michelle McFarland
5128 Simms Ridge
Pelham, AL 35124

CORPORATION WARRANTY DEED Joint Tenancy With Right of Survivorship

State of AL County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED THREE AND 00/100 DOLLARS (\$514,703.00) 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 Joshua Paul McFarland and Katherine Michelle McFarland, husband and wife, (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 238, of the Survey of Simms Landing, Phase 2B, as recorded in Map Book 57, Page 100, in the Office of the Judge of Probate 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: \$497,523.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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.

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.

IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Assistant Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of February

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 and for said County, in said State, hereby certify that Ashley Miller, 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, in her capacity as such officer and with full authority executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the Hay of February, 2014

WILLIAM A. MAR.

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Notary Public

My Conmission Expires: 5/27/2024

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 Nan	ne Joshua Paul McFarland and Katherine	
Mailing Address	3111 Timberlake Drive		Michelle McFarland	
	Vestavia Hills, AL 35243	Mailing Addre	ss <u>145 Sommersby Circle</u>	
			Pelham, AL 35124	
Property Address	5128 Simms Ridge			
	Pelham, AL 35124	Date of Sale	February 14, 2024	
		Total Purchase	Price \$514,703.00	
		Or		
		Actual Value	<u>\$</u>	
		Or		
		Assessor's Ma	rket Value \$	
The purchase price	e or actual value claimed on this form c	an be verified in the followin	g documentary evidence: (check one)	
(Recordation of do	ocumentary evidence is not required)			
Bill of Sale		Appraisal		
X Sales Contract			Other:	
Closing Stat	ement			
If the conveyance is not required.	document presented for recordation con	ntains all of the required infor	mation 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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

20240215000037870 02/15/2024 08:38:40 AM DEEDS 4/4



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 02/15/2024 08:38:40 AM **\$48.50 PAYGE** 20240215000037870

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Seller Name: Clayton Properties Group, Inc.

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