20170711000247570 1/6 $130.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Clayton Properties Group, Inc.
5000 Clayton Road
Maryville, Tennessee 37804
Attn: Jeff Davis

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to **HARRIS DOYLE HOMES, INC.**, an Alabama corporation ("Grantor"), by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 07/11/2017
State of Alabama
Deed Tax $100.00

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Harris Doyle Homes, Inc.	Clayton Properties Group, Inc.
3108 Blue Lake Drive, Suite 200	5000 Clayton Road
Birmingham, Alabama 35243	Maryville, Tennessee 37804

Property Address:	N/A
Date of Sale:	July 7, 2017
Total Purchase Price:	$100,000.00
The Purchase Price can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐ _____

[Signature(s) on following page(s)]

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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of July 7, 2017.

GRANTOR:

HARRIS DOYLE HOMES, INC., an Alabama corporation

By: _____
Russell G. Doyle, its Authorized Signatory

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Russell G. Doyle, whose name as Authorized Signatory of **HARRIS DOYLE HOMES, INC.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, as such officer and with full authority, being informed of the contents of the instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6 day of July, 2017.

Carolyn N. Lantrip
NOTARY PUBLIC
My Commission Expires: _____

[NOTARIAL SEAL]

My Commission Expires: 9/25/2017

This Instrument Prepared By:
Jason Wilton Bailey
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

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EXHIBIT A

Description of the Property

Lot 17, according to the Survey of Altadena Ridge, as recorded in Map Book 244, Page 26, in the Probate Office of Jefferson County, Alabama and Map Book 47, Page 31, in the Probate Office of Shelby County, Alabama.

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EXHIBIT B

Exceptions

1. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
4. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
5. Easement(s), building line(s) and restriction(s) as shown on recorded Book 244, Page 26 (Jefferson County, Alabama) and Map Book 47, Page 31 (Shelby County, Alabama).
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
7. Right-of-way granted to Alabama Power Company recorded in Volume 6533, Page 335; Volume 6693, Page 283; Real 3619, Page 842; Volume 6693, Page 287 and Real 38, Page 108.
8. Right of way granted the Water Works Board of the City of Birmingham and shown in Real 622, Page 287; Map Book 88, Page 67; Real 622, Page 289 and Map Book 88, Page 68.
9. Covenants, Conditions, Restrictions, Easements, liens for assessments and the establishment of the ARC contained in the Declaration of Protective Covenants for Altadena Ridge Subdivision as recorded in Inst. No. 2016127876 in the Probate Office of Jefferson County, Alabama and in Inst. No. 20170622000223500 in the Probate Office of Shelby County, Alabama.
10. Certificate of Formation of Altadena Ridge Homeowners Association as recorded in Inst. No. 2017034922.
11. Rights of way, roadways and utility easements granted Jefferson County, Alabama recorded in Inst. No. 9916-3899 and Inst. No. 9916-3611.
12. Easements and reservation recorded in Volume 6685, Page 926.
13. Easement and right of way for sanitary sewer recorded in Inst. No. 200001-8298 corrected in Inst. No. 200209-6954 (Jefferson County) and Right-of-way granted to Jefferson County recorded in Inst. No. 20020508000217430 and Inst. No. 20020710000318560. (Shelby County)
14. Agreement between Jefferson County, Wesley L. Burnham Jr. and Nall Partnerships, Ltd regarding abandoned sanitary sewer pipeline as recorded in Inst. No. 200002-8717.
15. Sanitary sewer right of way deed recorded in Inst. No. 200001-8297 as corrected by Inst. No. 200209-6955.
16. Easements and reservations recorded in Real 218, Page 557.
17. Right-of-way granted to Alabama Power Company recorded in Volume 218, Page 58.
18. Right of way for sanitary sewer granted Jefferson County in Misc. Book 66, Page 953.
19. Right of way for sanitary sewer recorded in Inst. No. 20020524000247070 and Inst. No. 20020710000318570.

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20. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2016-108474, in the Probate Office of Jefferson County, Alabama, and recorded in Inst. No. 20161018000382020, in the Probate Office of Shelby County, Alabama.

21. Right-of-way granted to Jefferson County recorded in Inst. No. 2016-29365 and Inst. No. 2016-100708.

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