

STATE OF ALABAMA)
SHELBY COUNTY)



20170711000247610 1/5 \$1812.00
Shelby Cnty Judge of Probate: AL
07/11/2017 03:18:51 PM FILED/CERT

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 **GPEP, LLC**, an Alabama limited liability company ("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: \$1785.00

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:
GPEP, LLC	Clayton Properties Group, Inc.
3112 Blue Lake Drive, Suite 100	5000 Clayton Road
Birmingham, Alabama 35243	Maryville, Tennessee 37804

Property Address:	N/A
Date of Sale:	July 7, 2017
Total Purchase Price:	\$1,785,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>


[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:

GPEP, LLC, an Alabama limited liability company

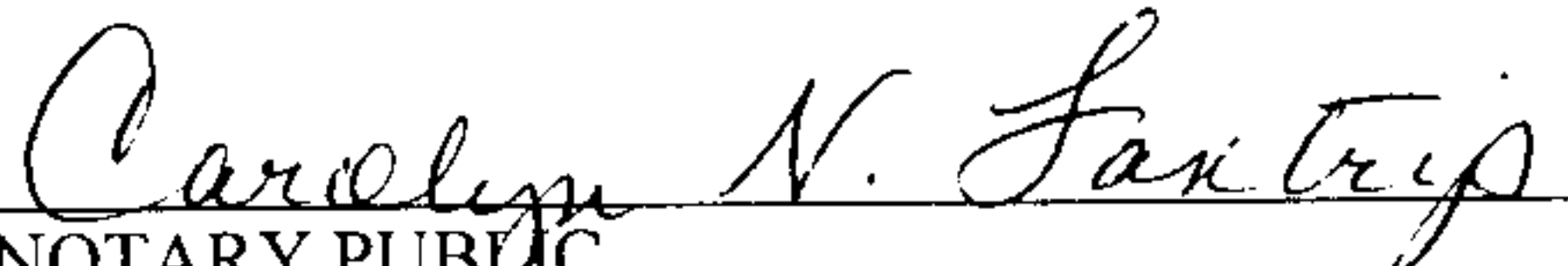
By: 
Russell G. Doyle, its Authorized Signatory

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 **GPEP, 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, 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 limited liability company.

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


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

PARCEL G1

A parcel of land situated in Sections 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of the SW 1/4 of the NW 1/4 of said Section 8, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 89°50'15" E along the south line of said 1/4-1/4 section a distance of 601.77 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 259.80 feet to a point; thence N 23°18'25" E leaving said 1/4-1/4 line a distance of 611.07 feet to a point; thence N 1°34'23" E a distance of 149.11 feet to a point; thence continue along the last described course a distance of 114.74 feet to a point; thence N 36°37'27" W a distance of 331.28 feet to a point; thence N 82°10'03" W a distance of 123.58 feet to a point; thence N 83°26'36" W a distance of 113.72 feet to a point; thence N 89°29'56" W a distance of 6.55 feet to a point; thence S 6°33'24" W a distance of 209.31 feet to a point; thence S 83°26'36" E a distance of 40.09 feet to a point; thence S 6°33'24" W a distance of 165.02 feet to a point; thence S 81°42'43" E a distance of 60.51 feet to a point; thence S 17°51'23" E a distance of 56.19 feet to a point; thence S 26°04'05" W a distance of 384.28 feet to a point; thence S 23°18'25" W a distance of 300.00 feet to a point; thence S 66°41'35" E a distance of 156.93 feet to the POINT OF BEGINNING.




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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. 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.
6. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408, Volume 273, Page 201, Inst. No. 20170421000136300 and Inst. No. 20170526000185520.
7. Restrictions appearing of record in Volume 206, Page 448.
8. Declaration of Easements, Covenants and Restrictions for Griffin Park at Eagle Point filed for record in Inst. No. 20160620000210350 as modified in Inst. No. 20160623000218270 and Inst. No. 20160623000218310, in said Probate Office.
9. Easement from Highpointe Investments, LLC to Newcastle Development, LLC for Access Road as recorded in Inst. No. 20160620000210340, in said Probate Office.
10. Bylaws of Griffin Park at Eagle Point Residential Association, Inc. as recorded in Inst. No. 20160620000210330.


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