

20170711000247650 1/5 \$398.00  
Shelby Cnty Judge of Probate, AL  
07/11/2017 03:18:55 PM FILED/CERT

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: \$371.00

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:	\$370,731.71
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)]*

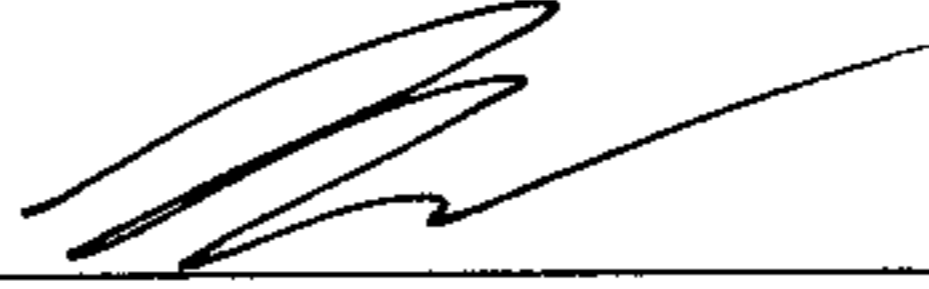


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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of July 7, 2017.

**GRANTOR:**

**HARRIS DOYLE HOMES, INC.**, an Alabama corporation

By: 

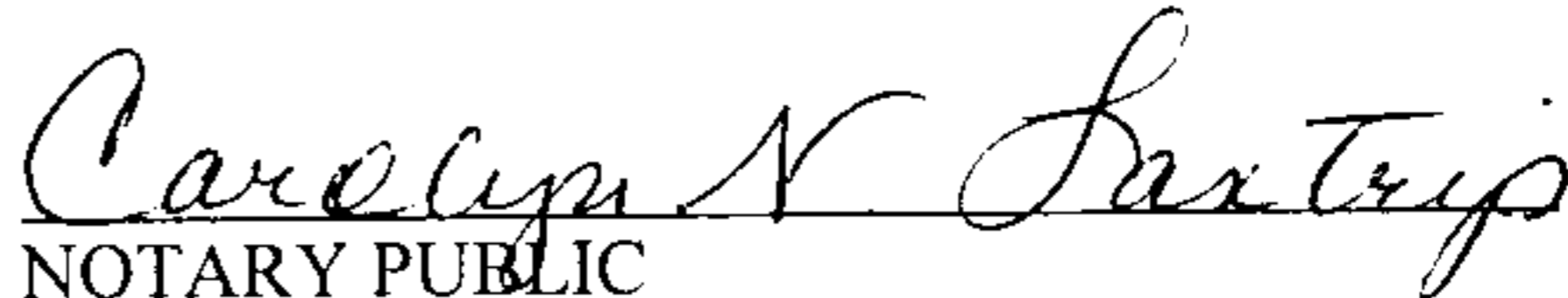
Russell G. Doyle, its Authorized Signatory

**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.


  
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**

Lots 1, 5, 27, 29, and 30, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68, 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.
5. Easement(s), building line(s) and restriction(s) as shown on the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68 in the Probate Office of 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. Covenants, conditions, restrictions, easements, maintenance obligations, liens for assessments and ARC committee contained in Keeneland Valley Subdivision Declaration of Protective Covenants as recorded in Inst. No. 20151216000429460.
8. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2011-19712 and Volume 230, Page 859 and Inst. No. 2014-39130.
9. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 277, Page 218 and Volume 333, Page 31.
10. Right of way granted to the City of Pelham recorded in Real Volume 143, Page 360.
11. Right of way granted to Alabama Gas recorded in Inst. No. 2015-10049.
12. Ordinance No. 1335-204 enacted by the City of Pelham as recorded in Inst. No. 20140718000220060.

