

20171227000460700
12/27/2017 02:37:53 PM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:
TITLE NOT EXAMINED OR REVIEWED

SEND TAX NOTICE TO:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

Clayton Properties Group, Inc.
3112 Blue Lake Drive, Suite 100
Birmingham, AL 35243

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 27th day of December, 2017 by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor. Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference, **MINING AND MINERAL RIGHTS EXCEPTED.**

Grantor does hereby RESERVE AND EXCEPT from this conveyance, for Grantor and its successors and assigns, all Minerals and Mining Rights, as such terms are hereinafter defined, in, on, under or upon the Property, subject, however, to the limitations and restrictions set forth below. As used herein, the term "Minerals" shall mean and refer to all of the coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, gob gas, limestone, and all other minerals and non mineral substances in and under the Property, including water associated with the production of coal bed methane gas situated in, on, under or upon that portion of the Property. As used herein, the term "Mining Rights" shall mean and refer to the right to explore for, to drill for, to mine, to produce and to remove any Minerals from the Property; provided, however, that the exercise of the Mining Rights reserved herein shall not be exercised by Grantor or any of its successors and assigns in a manner which would disturb the surface of the Property or any buildings, improvements or structures located on the Property with gas wells, roads, pipelines, pumping or collection facilities or any other above-ground facilities or improvements.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation the Declaration.
3. The Minerals and Mining Rights hereinabove reserved by Grantor.

Mining and mineral rights not owned by Grantor.

5. Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 12, 2002, and recorded as Instrument No. 20070917000435160 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time.

6. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.

7. All matters which a current and accurate survey and a physical inspection of the Property would reveal; and

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:
Riverwoods Properties, LLC
P.O. Box 254
Helena, Alabama 35080

Grantee's Name and Address:
Clayton Properties Group, Inc.
3112 Blue Lake Drive
Suite 100
Birmingham, AL 35243

Property Address: None; see Exhibit A
Date of Sale: December 27, 2017

Total Purchase Price: \$450,000.00

The Total Purchase Price can be verified in the Sales Contract.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

RIVERWOODS PROPERTIES, LLC, an
Alabama limited liability company

By: PZ, INC. an Alabama corporation, Its
Managing Member

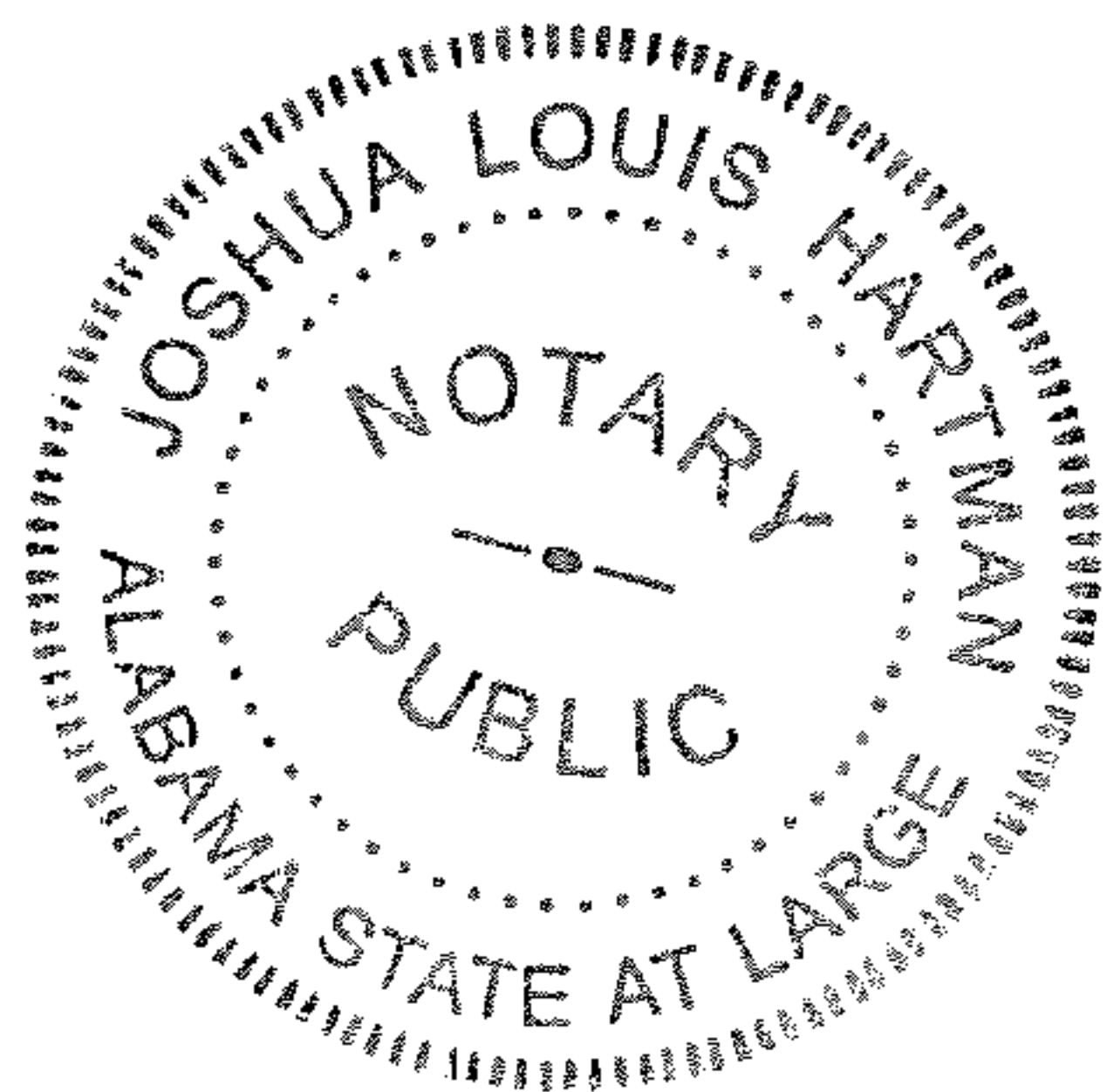
By: 
Its: _____

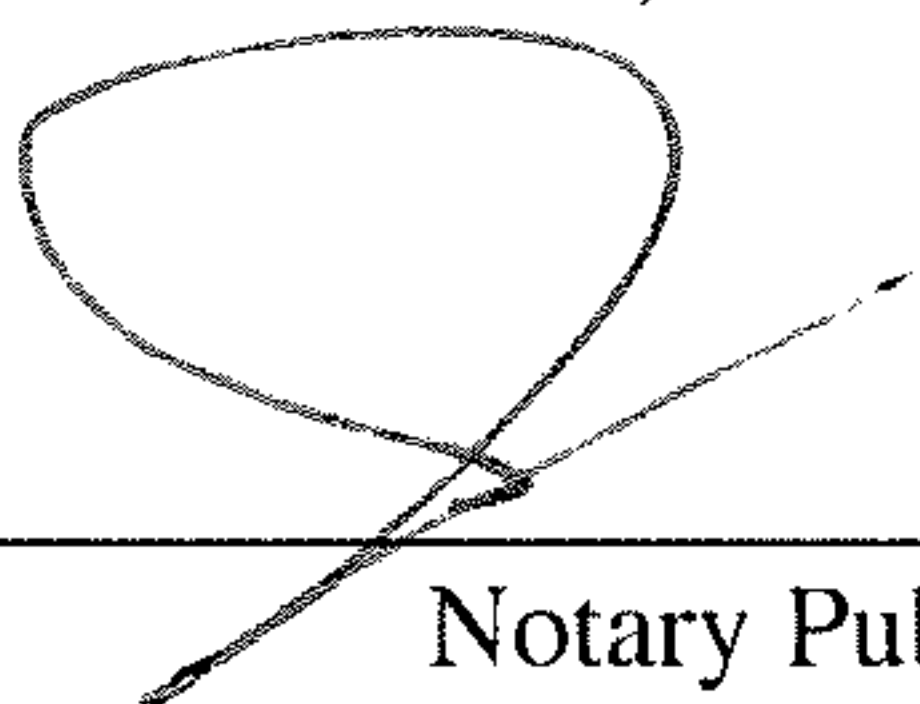
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kendall C. Zettler whose name as Vice President of PZ, Inc., an Alabama corporation, as Managing Member of RIVERWOODS PROPERTIES, 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, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and official seal, this the 27TH day of December, 2017.

[NOTARIAL SEAL]





Notary Public
My Commission Expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

Exhibit A**Legal Description of Property**

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: BEGIN at a 5/8" rebar capped WSE at the SE corner of Lot 29A of Cahaba Falls Phase 4A as recorded in Map Book 29, Page 76 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 0°09'24" E along the west line of said Lot 29A and Lots 28A through 26B for a distance of 679.87 feet to a 5/8" rebar capped WSE at the SW corner of Lot 103 of Riverwoods 1st Sector as recorded in Map Book 29, Page 120 in said county; thence N 82°45'50" E along the south line of said Lot 103 a distance of 156.53 feet to a 5/8" rebar capped WSE at the SW corner of Lot 102 of said Riverwoods; thence N 87°58'57" E along the south line of said Lot 102 a distance of 89.60 feet to a 5/8" rebar capped WSE; thence S 80°10'14" E along the south line of said Lot 102 a distance of 138.96 feet to a rebar capped WSE at the SE corner of said Lot 102 and the westerly right-of-way of Riverwoods Parkway, said point also being a point on a curve to the left having a central angle of 48°29'43" and a radius of 450.00 feet, said curve subtended by a chord bearing S 14°25'05" E and a chord distance of 369.61 feet; thence along the arc of said curve and along said right-of-way a distance of 380.88 feet to a rebar capped EDG; thence S 38°39'56" E along said right-of-way a distance of 31.59 feet to a rebar capped EDG; thence S 51°20'04" W along said right-of-way a distance of 10.00 feet to a rebar capped EDG; thence S 38°39'56" E along said right-of-way a distance of 74.47 feet to a rebar capped EDG, said point also being a point of curve to the right having a central angle of 10°49'08" and a radius of 340.00 feet, said curve subtended by a chord bearing S 33°15'22" E and a chord distance of 64.10 feet; thence along the arc of said curve and along said right-of-way a distance of 64.20 feet to a rebar capped EDG; thence S 27°50'49" E along said right-of-way a distance of 20.00 feet to a rebar capped EDG; thence S 27°50'49" E along said right-of-way a distance of 39.91 feet to a rebar capped EDG at the intersection of the westerly right-of-way of Riverwoods Parkway and the northwesterly right-of-way of Shelby County Highway 52; thence S 62°10'35" W leaving said Riverwoods Parkway right-of-way and along said Shelby County Highway 52 right-of-way a distance of 263.89 feet to a 1/2" rebar capped RCFA at the NE corner of Lot 1 of Cahaba Falls as recorded in Map Book 17, Page 79 in said county; thence N 88°48'57" W leaving said right-of-way and along the north line of said Lot 1 a distance of 345.88 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/27/2017 02:37:53 PM
\$477.00 JESSICA
20171227000460700

20171227000460700 12/27/2017 02:37:53 PM DEEDS 5/5

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Riverwoods Properties, LLC

Mailing Address 123 Riverwoods Pkwy
Helena, AL 35080

Grantee's Name Clayton Properties Group, Inc.

Mailing Address 3112 Blue Lake Drive, Suite 100
Birmingham, AL 35243

Property Address Approximately 7.2 acres
Helena, AL 35080

Date of Sale December 27, 2017

Total Purchase Price \$450,000.00
or Actual Value \$
or Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

Date December 27, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one