

PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION

THIS DOCUMENT PREPARED BY:

Chesley P. Payne
MASSEY, STOTSER & NICHOLS, PC
1780 GADSDEN HIGHWAY
BIRMINGHAM, AL 35235

SEND TAX NOTICES TO:

Keeneland Valley HOA, Inc.
c/o Blackwell Nelson Companies
5502 Caldwell Mill Rd, Suite A
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ Shelby

20180131000033420

01/31/2018 03:10:48 PM

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Clayton Properties Group, Inc. f/k/a Harris Doyle Homes, Inc. and BR 6, LLC f/k/a KEENELAND, LLC**, (herein referred to as "GRANTORS"), do hereby remise, release, quit claim, and convey unto **Keeneland Valley HOA, Inc.**, (herein referred to as "GRANTEE"), that certain real estate, situated in ~~Jefferson~~ County, Alabama, and more particularly described as follows:
Shelby

All Common Areas, streets, and any other sections owned by the Grantors noted on the Plat of Keeneland Valley Subdivision, as recorded in Map Book 45, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama and attached herein as Exhibit A.

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, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said Grantee, its beneficiaries, successors, and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 18th day of JANUARY, 2018.

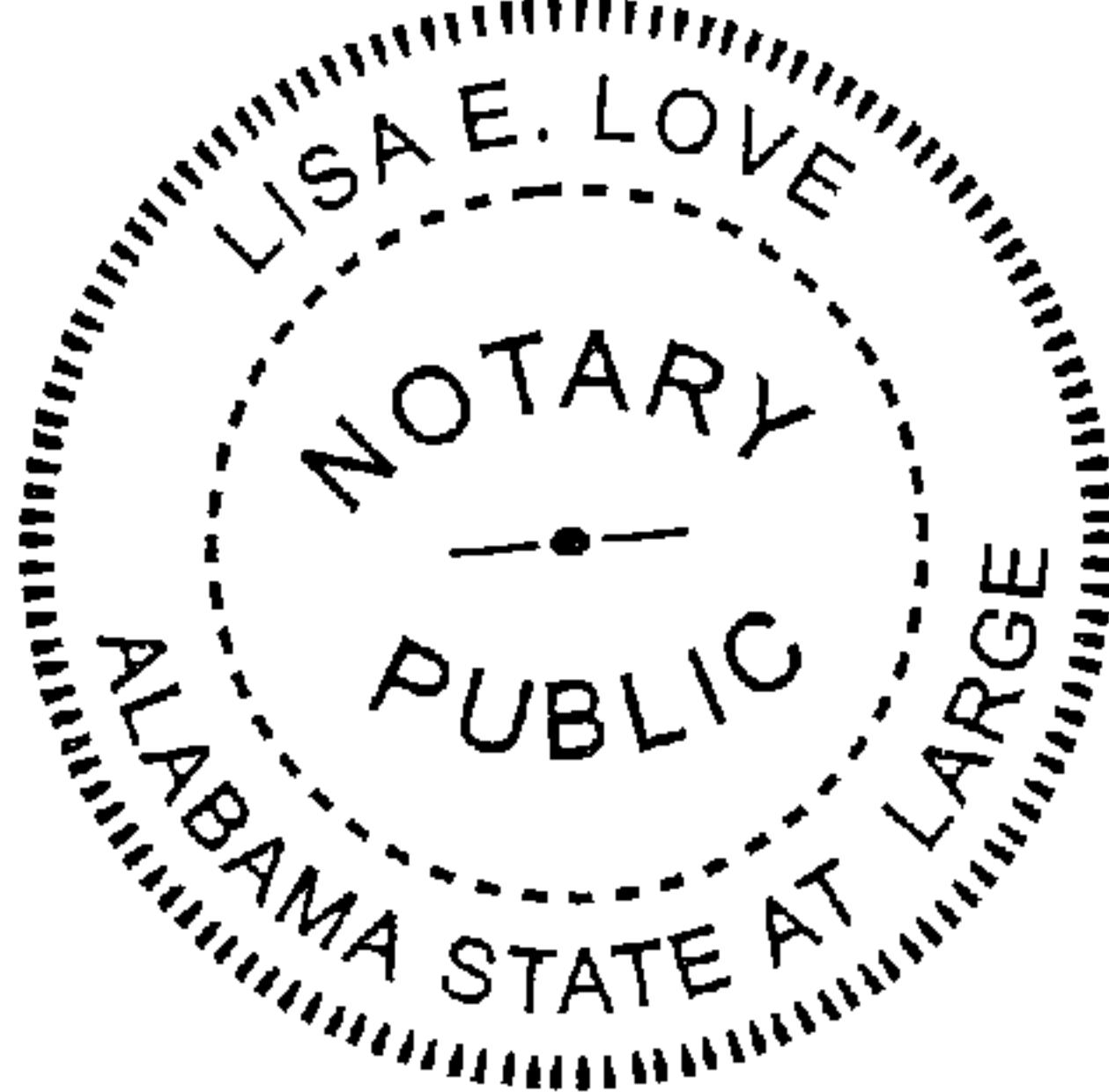
Clayton Properties Group, Inc.
f/k/a Harris Doyle Homes, Inc.

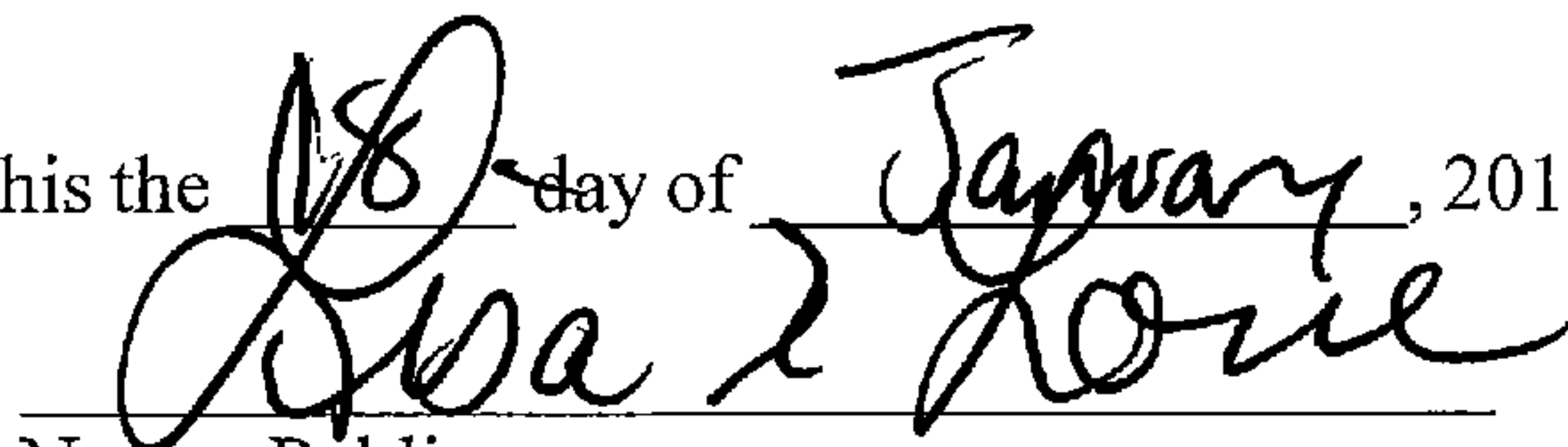

J. Brooks Harris, Vice-President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Brooks Harris, whose name as Vice-President of Clayton Properties Group, Inc. f/k/a Harris Doyle Homes, Inc., 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal of office this the 18 day of January, 2018.




Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
October 13, 2019

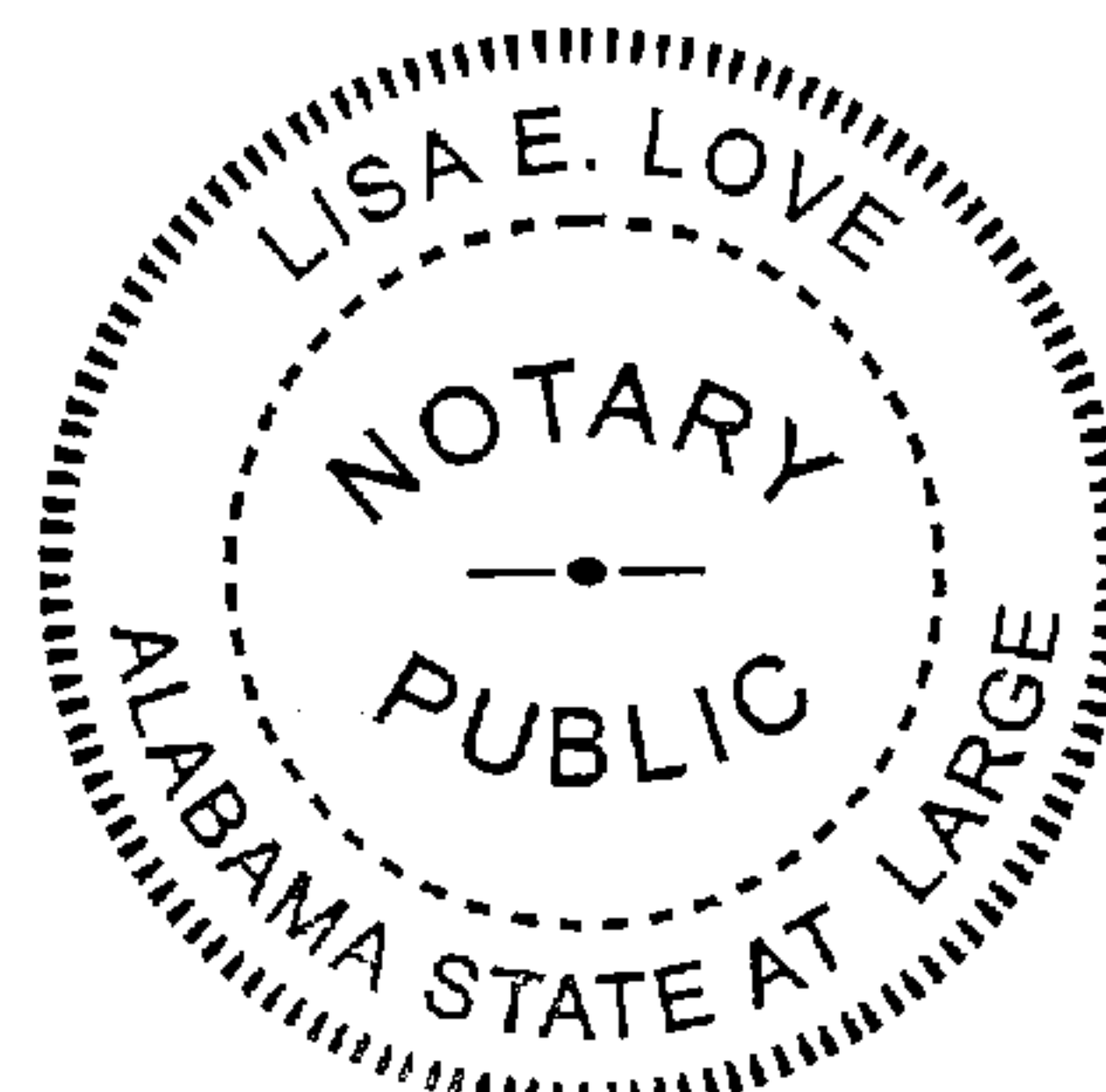
BR 6, LLC
f/k/a KEENELAND, LLC

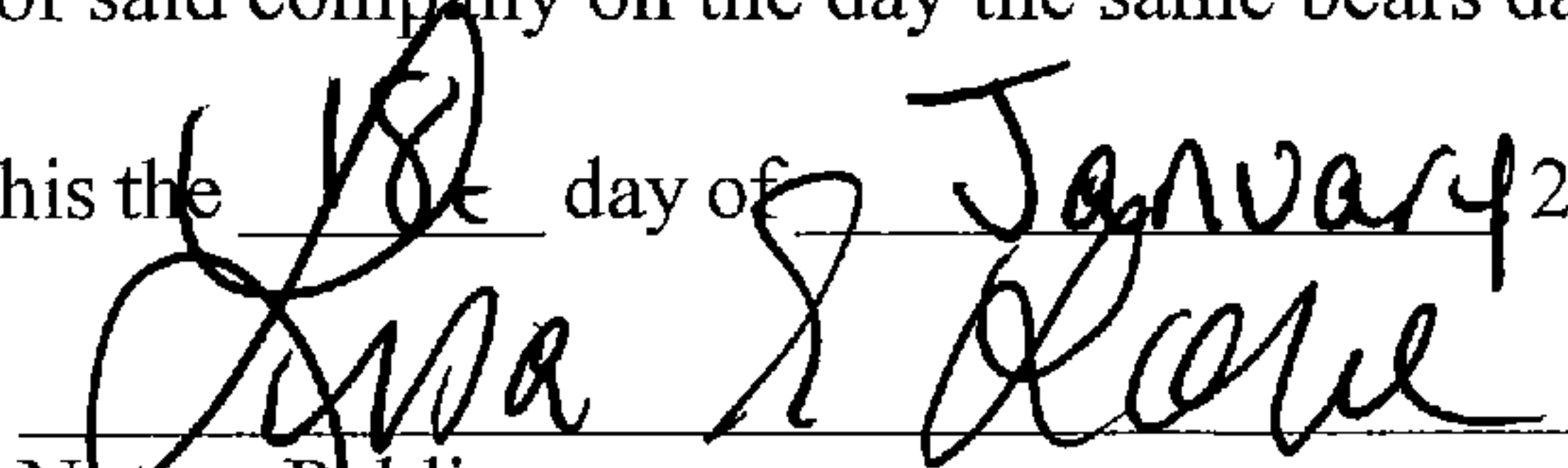

J. Brooks Harris, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Brooks Harris, whose name as member of BR 6, LLC f/k/a KEENELAND, LLC, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal of office this the 18 day of January, 2018.




Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
October 13, 2019

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.
Mailing Address f/k/a Harris Doyle Homes, Inc.
3112 Blue Lake Drive, Suite 100
Birmingham, AL 35243

Grantee's Name Keeneland Valley HOA, Inc.
Mailing Address c/o Blackwell Nelson Companies
5502 Caldwell Mill Road, Suite A
Birmingham, AL 35242

Property Address See Attached

Date of Sale
Total Purchase Price \$
or
Actual Value \$

20180131000033420 01/31/2018 03:10:48 PM DEEDS 4/4 or
Assessor's Market Value \$ 10,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Value of Common Areas, etc.
☐ 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

Print Chesley P. Payne, Esq.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/31/2018 03:10:48 PM
\$34.00 CHERRY
20180131000033420

Chesley P. Payne