

This Instrument Prepared By:  
Chesley P. Payne  
1780 Gadsden Highway  
Birmingham, Alabama 35235

Send Tax Notice To:  
NEWCASTLE CONSTRUCTION, INC.  
121 Bishop Circle  
Pelham, AL. 35124

STATE OF ALABAMA     ()  
COUNTY OF SHELBY    ()

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of EIGHT HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$840,000.00) in hand paid to the undersigned Grantor, CLAYTON PROPERTIES GROUP, INC., a corporation (herein referred to as "GRANTOR") in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey unto NEWCASTLE CONSTRUCTION, INC. (herein referred to as GRANTEE), subject to the matters hereinafter set forth, the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lots B95, B97, B99, B101, B102, B104 and B105, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, Page 98 A, B, C, D, and E, in the Probate Office of Shelby County, Alabama.

All of the purchase price is being paid by the four mortgages, in the amounts of \$384,000.00, \$422,400.00, \$425,600.00 and \$446,400.00, all recorded simultaneously herewith.

Subject to the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title to the land described herein which would be disclosed by an accurate and complete land survey and inspection of the property.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
6. Taxes for the year 2018 and subsequent years, not yet due or payable.
7. Easements, building lines, and restrictions as shown on recorded map.
8. Restrictions appearing of record in Instrument No. 2016-21033; Instrument No. 2016-21035; Instrument No. 2016-21032 and Instrument No. 2016-21827.
9. Easement from Highpointe Investments, LLC to Newcastle Development, LLC, for Access Road as recorded in Instrument No. 20160620000210350.
10. Right of way granted to Alabama Power Company as recorded in Volume 111, Page 408; Volume 273, Page 201; Instrument No. 20170421000136300 and Instrument No. 20170526000185520.
11. Right of way granted to City of Pelham as recorded in Instrument No. 1994-36852.
12. 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.


13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date of this conveyance and recordation of same.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, CLAYTON PROPERTIES GROUP, INC., by its Vice President, J. Brooks Harris, who is authorized to execute this conveyance, has hereunto set its signature and seal, on this the 14th day of February, 2018.

CLAYTON PROPERTIES GROUP, INC.

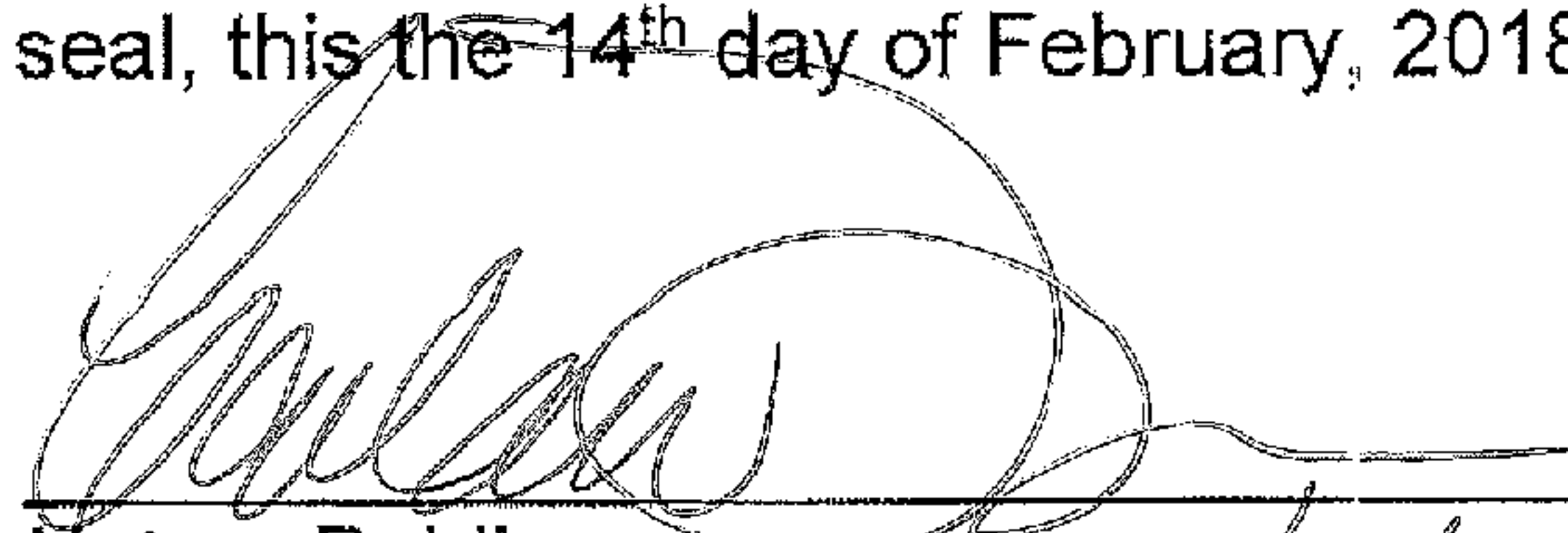
BY:

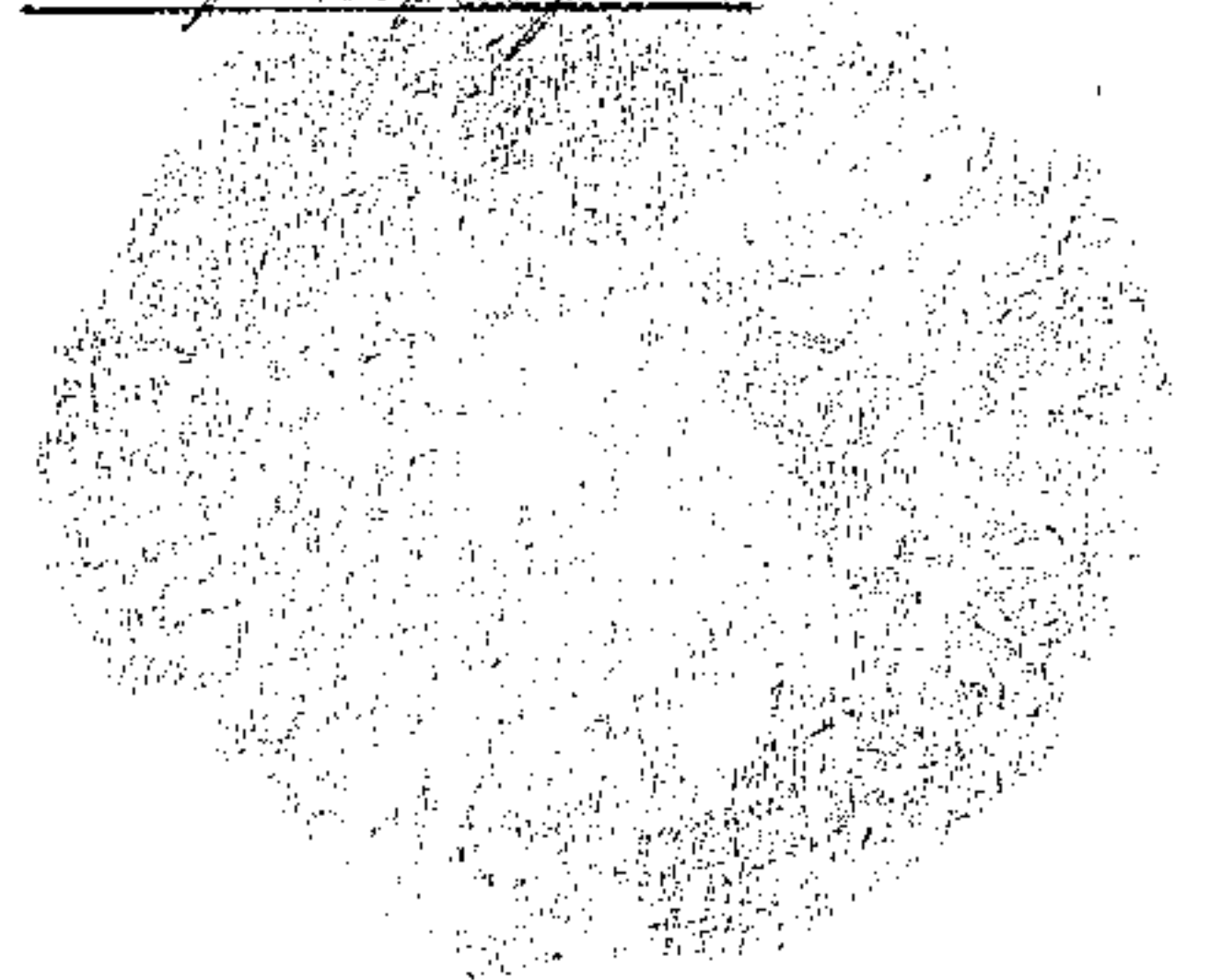
  
J. Brooks Harris, Vice President

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., a corporation, whose name 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 this conveyance, he, in his capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of the said corporation on day the same bears date.

Given under my hand and official seal, this the 14<sup>th</sup> day of February, 2018

  
Notary Public  
My Commission Expires: 11/20/19





## Real Estate Sales Validation Form

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

Grantor's Name	<u>Clayton Properties Group, Inc.</u>	Grantee's Name	<u>Newcastle Construction, Inc.</u>
Mailing Address	<u>3112 Blue Lake Drive, Suite 100</u>	Mailing Address	<u>121 Bishop Circle</u>
	<u>Birmingham, AL. 35243</u>		<u>Pelham, AL 35124</u>
Property Address	<u>7 Lots Griffin Park at Eagle Point</u>	Date of Sale	<u>February 14, 2018</u>
	<u>Birmingham, AL. 35242</u>	Total Purchase Price	<u>\$840,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 February 14, 2018

Unattested

(verified by)

Print Clayton Properties Group, Inc.

Sign By: J. Brooks Harris

(Grantor/Grantee/Owner/Agent) circle one  
J. Brooks Harris, Vice President



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2018 10:41:54 AM  
\$22.00 CHERRY  
20180216000050750

J. Brooks Harris