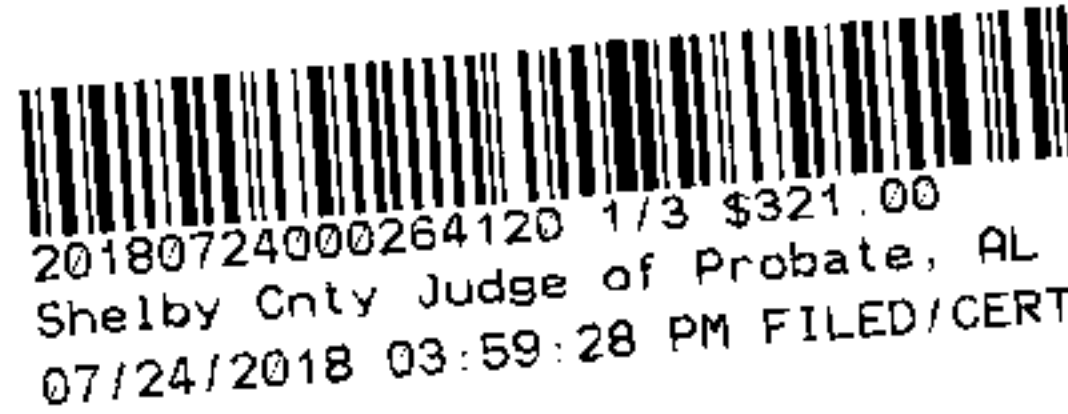


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



_____|Space Above This Line For Recording Data|_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Thousand and no/100's Dollars (\$300,000.00)** and other good and valuable consideration to the undersigned

Round Too Investments, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Clayton Properties Group, Inc.

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN at a ½" rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 00°03'04" W along the east line of said 1/4-1/4 section a distance of 783.61 feet to the northwest right-of-way of CSX Railroad; thence N 44°19'45" E along said right-of-way a distance of 773.38 feet to a 1/2" rebar capped EDG; thence N 45°40'47" W leaving said right-of-way a distance of 539.49 feet to a 1/2" capped EDG; thence S 20°05'16" W a distance of 155.69 feet to a ½" rebar; thence S 89°49'09" W a distance of 100.27 feet to the POINT OF BEGINNING. Said parcel of land contains 6.00 acres, more or less.

SUBJECT TO:

- Easements, or claims of easements, not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.
- 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.
- 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.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- 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.

- Less and except any part of subject property lying within any road right-of-way.
- Less and except any part of subject property lying within any railroad right-of-way.
- Restrictions appearing of record In Inst. No. 2009-9868.
- Easement recorded in Inst. No. 2006-20237

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set his signature and seal this the 19th day of July, 2018.

ATTEST:

Round Too Investments, LLC -grantor

Connor Farmer - It's Member

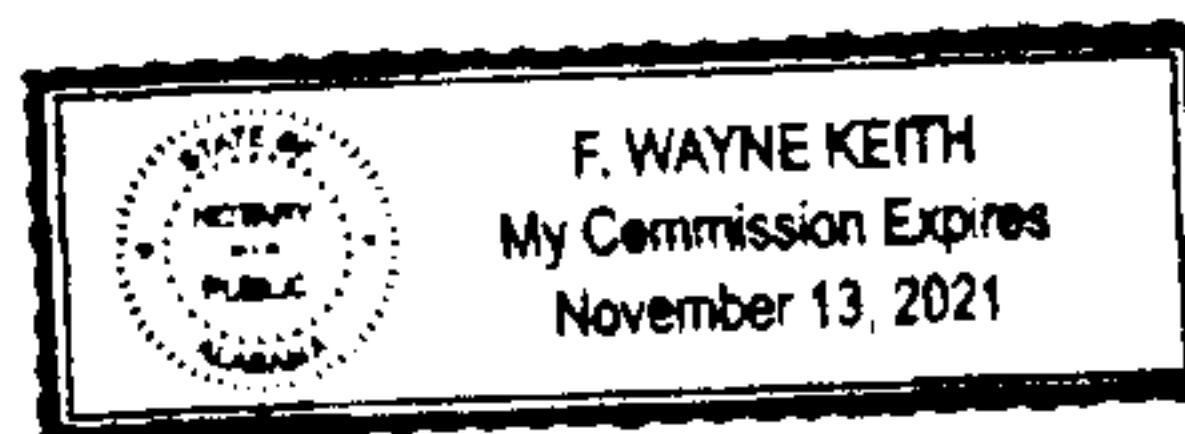
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 19th day of July, 2018.

Notary Public

SEND TAX NOTICE TO:
Clayton Properties Group, Inc.
3112 Blue Lake Drive #100
Birmingham, Alabama 35244



20180724000264120 2/3 \$321.00
Shelby Cnty Judge of Probate, AL
07/24/2018 03:59:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Round Too Investments, LLC
Mailing Address : 120 Bishop Circle
Pelham, AL 35124
Grantee's Name: Clayton Properties group, Inc.
Mailing Address: 3112 Blue Lake Drive
Birmingham, AL 35244
Property Address: Acreage on Highway 11, Pelham, AL
Date of Transfer: July 19, 2018
Total Purchase Price \$300,000.00

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
Sales Contract
x Closing Statement

Appraisal
Other

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

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: July 19, 2018

Sign


F. Wayne Keith - Attorney

x

RT-1


20180724000264120 3/3 \$321.00
Shelby Cnty Judge of Probate, AL
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