

Prepared by:
Michael D. Brymer
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20184789

Send Tax Notice To:
Robert Stewart
321 Griffin Park Trace
Birmingham, AL 35242

LIMITED LIABILITY COMPANY WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Forty Eight Thousand Two Hundred Seventy Five Dollars and No Cents (\$448,275.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Clayton Properties Group, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Robert Stewart (herein referred to as GRANTEE, whether one or more) the following described real estate situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

Note: \$463,068.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors or assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or the Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formation and deposits) under or upon the Property or any Property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended

IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Assistant Secretary who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of December, 2018.

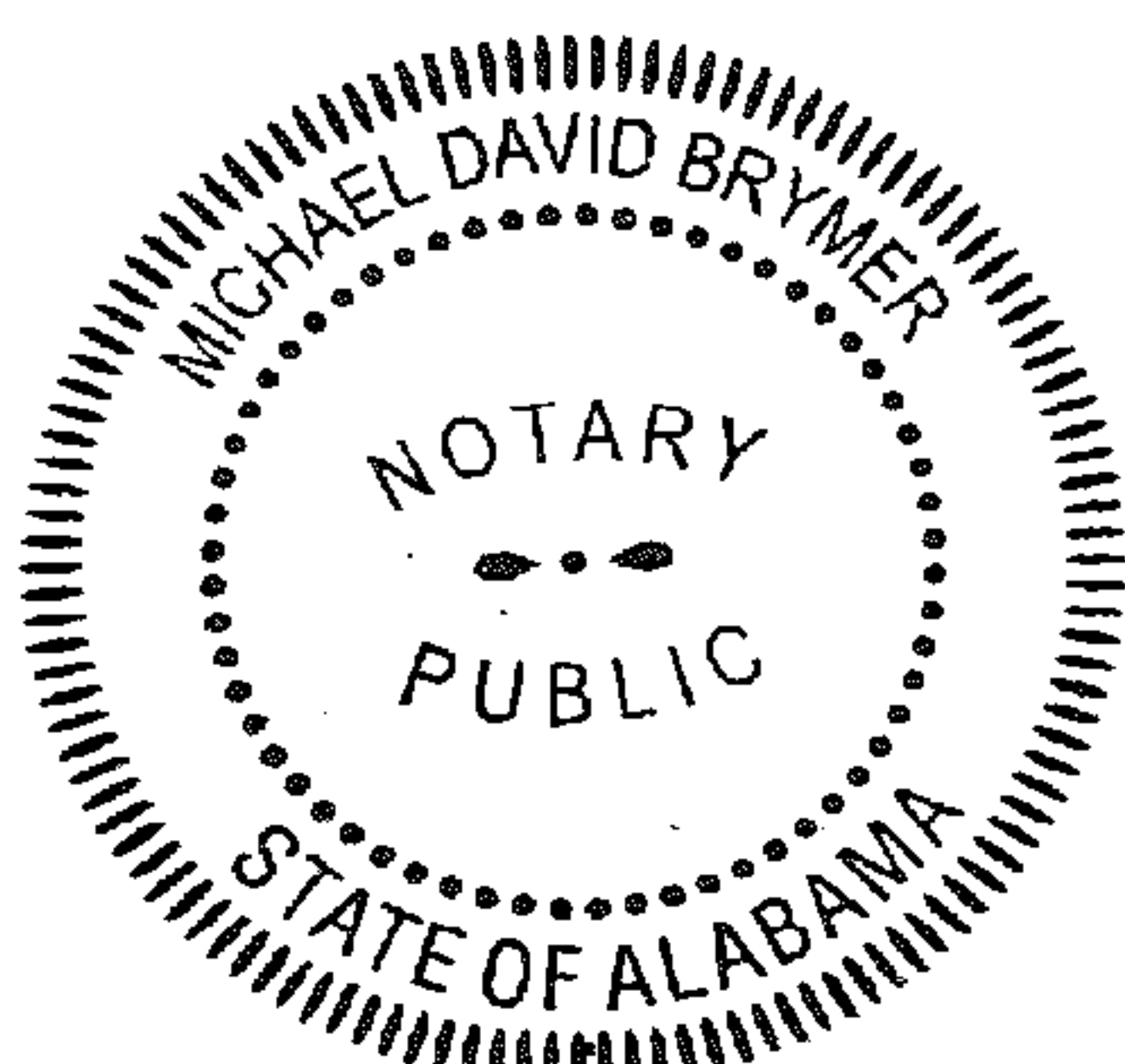
Clayton Properties Group, Inc

By: 
Ashley Miller, Assistant Secretary

State of Alabama
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Ashley Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc. a limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

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




Notary Public: Michael D Brymer
My Commission Expires: September 25, 2021

Exhibit "A"

LEGAL DESCRIPTION

Lot B-6, Griffin Park at Eagle Point Sector 2 Phase 1 Map Book 48 Pages 98A through 98E Shelby County, Alabama.

Lot B-6 also shown in error as B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48, Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama, situated in Section 8, Township 19 South, Range 1 West, and being more particularly described as follows:

Begin at a ½" rebar capped EOG at the SE corner of Lot B-5 and the NE corner of Lot B-6 also labeled in error as Lot B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48 Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama; thence N 90°00'00" W along the south line of said Lot B-5 and the north line of said Lot B-6 a distance of 153.39 feet to a ½" rebar capped EOG at the SW corner of said Lot B-5 and the NW corner of said Lot B-6, said point also being a point on the easterly right of way Griffin Park Trace; thence S 0°00'00" W leaving said Lot B-5, along the west line of said Lot B-6, and along said right of way a distance of 100.00 feet to a ½" rebar capped EDG at the SW corner of said Lot B-6; thence N 90°00'00" E leaving said right of way along the south line of said Lot B-6 a distance of 154.01 feet to a ½" rebar capped EDG at the SE corner of said Lot B-6; thence N 0°21'20" W along the east line of said Lot B-6 a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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.	Grantee's Name	Robert Stewart
Mailing Address	3112 Blue Lake Dr. Suite 100 Birmingham, AL 35243	Mailing Address	321 Griffin Park Trace Birmingham, AL 35242
Property Address	321 Griffin Park Trace Birmingham, AL 35242	Date of Sale	December 19, 2018
		Total Purchase Price	\$448,275.00
		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) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 December 19, 2018

☐ Unattested

Print Clayton Properties Group, Inc.

By: Ashley Miller, Assistant Secretary

Sign *Ashley Miller*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2018 07:58:16 AM
\$22.00 CHERRY
20181221000445980

Alexis S. Bayl