

20201119000530180
11/19/2020 10:07:23 AM
DEEDS 1/5

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Harris Doyle Homes
3111 Timberlake Drive #100
Birmingham, AL 35243

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 17th day of November, 2020, by **DANIEL REALTY COMPANY, LLC**, an Alabama limited liability company ("Grantor"), in favor of **CLAYTON PROPERTIES GROUP, INC.**, an Tennessee corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten 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.


The Property is conveyed subject to the permitted exceptions described on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

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

DANIEL REALTY COMPANY, LLC, an
Alabama limited liability company

By: Daniel Management Corporation, an
Alabama corporation, Its Manager

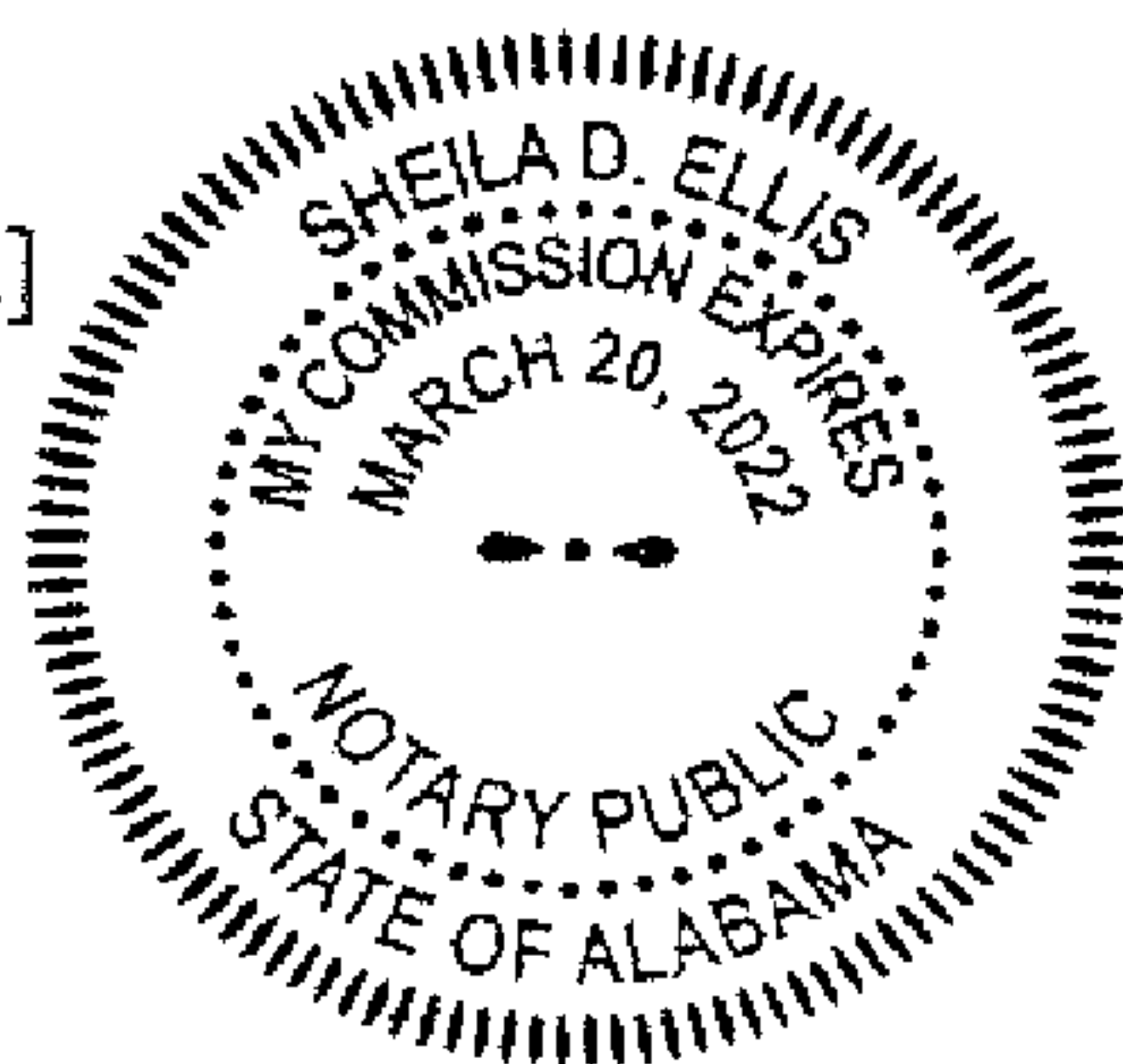
By: 
Name: W. Carter Bryars, III
Its: Senior Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that W. Carter Bryars, III whose name as Senior Vice President of Daniel Management Corporation, an Alabama corporation, as Manager of DANIEL REALTY COMPANY, 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 for and as the act of said corporation in its capacity as Manager of the aforesaid limited liability company.

Given under my hand and official seal, this the 16th day of November, 2020.

[Notary Seal]



Sheila D. Ellis
Notary Public

My Commission Expires: 3/20/2022

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

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

TITLE NOT EXAMINED BY PREPARER

Exhibit A

Legal Description

A parcel of land situated in Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2-inch open-top pipe locally accepted to be the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 29; thence run West along the South line of said Quarter-Quarter section for a distance of 140.00 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southerly direction for a distance of 229.78 feet to an iron pin found on the Northeast line of Lot 1, Bigler's Resurvey, as recorded in Map Book 8 on Page 106 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 110 degrees 58 minutes 45 seconds and run in a Northwesterly direction along said Northeast line for a distance of 370.81 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 65.70 feet to a 1/4-inch rebar found; thence turn an angle to the right of 01 degrees 48 minutes 16 seconds and run in a Northwesterly direction along said Northeast line for a distance of 822.85 feet to a 1-inch rebar found on the southeast right of way line of Alabama Highway No. 119; thence turn an angle to the right of 91 degrees 22 minutes 00 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 680.58 feet to an iron pin found; thence turn an angle to the right of 86 degrees 27 minutes 25 seconds and run in a Southeasterly direction for a distance of 691.79 feet to a 1 1/2-inch open-top pipe found; thence turn an angle to the right of 66 degrees 37 minutes 31 seconds and run in a Southerly direction for a distance of 623.40 feet to an iron pin found, said iron pin found being on the South line of the Southeast Quarter of the Northeast Quarter or said Section 29; thence turn an angle to the right of 92 degrees 46 minutes 03 seconds and run in a Westerly direction for a distance of 101.75 feet to an iron pin set; thence turn an angle to the left of 70 degrees 30 minutes 31 seconds and run in a Southwesterly direction for a distance of 102.92 feet to the point of beginning.

Exhibit B

Permitted Exceptions

1. Ad valorem taxes and assessments for the current tax year and for all subsequent years thereafter.
2. All easements, restrictions, reservations, rights-of-way and other matters of record.
3. Title to all minerals with and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Right-of-Way granted to Alabama Power Company recorded in Volume 109, Page 504 and Volume 111, Page 403 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
5. Notice of a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.
6. Riparian rights associated with the Creek under applicable State and/or Federal law.
7. Less and except any part of subject property lying within Lee Branch.
8. All matters which a current survey and physical inspection of the Property would reveal.

Real Estate Sales Validation Form

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

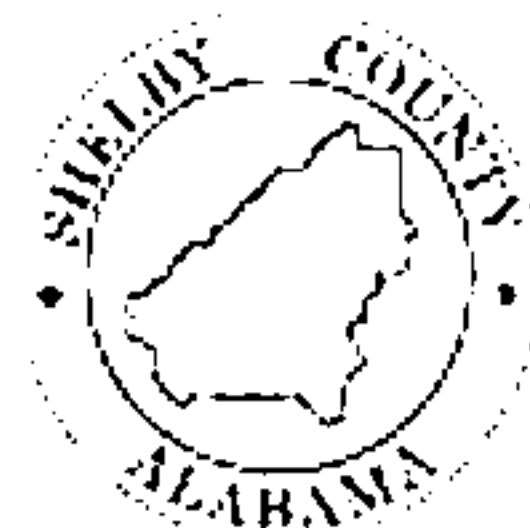
Grantor's Name Daniel Realty Company, LLC
 Mailing Address 505 20th North, Suite 1000
Birmingham, AL 35203

Grantee's Name Clayton Properties Group, Inc.
 Mailing Address 3111 Timberlake Road, Suite 100
Birmingham, AL 35243

Property Address Acreage along Ala. State Hwy 119
in Shelby County, AL

Date of Sale November 17, 2020

Total Purchase Price \$ 1,300,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/19/2020 10:07:23 AM
 \$1334.00 CHARITY
 20201119000530180

Allen S. Byrd

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)

☐ Bill of Sale
☐ Sales Contract
☒ 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.

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 November 17, 2020

Print W. Carter Bryars, III, Sr. V.P. of Daniel Management Corporation, Manager of Daniel Realty Company, LLC

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1