

Prepared by:
Michael David Brymer
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2020-5246

Send Tax Notice to:
Mark Franks, Jr and Shelby Franks
2048 Eagle Point Court
Birmingham, AL 35242

CORPORATION WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of AL
County of Shelby

KNOW ALL MEN BY THESE PRESENTS. That in consideration of FOUR HUNDRED SIXTY NINE THOUSAND THREE HUNDRED NINE AND 00/100 DOLLARS (\$469,309.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Clayton Properties Group, Inc., a TN corporation (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Mark Franks Jr and Shelby Franks, husband and wife, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot B-98, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama.

Less and Except:

Part of Lot B-98, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the southwest corner of Lot B-98, according to Griffin Park at Eagle Point Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama; thence run South 71°03'58" East along the south line of lot B-98 a distance of 173.96 feet to the southeast corner of Lot B-98; Thence run North 35°38'24" East along the east line of lot B-98 a distance of 18.60 feet to a point; Thence leaving the East line of lot B-98 run North 71°03'58" West a distance of 175.97 feet to a point on the easterly right-of-way line of Eagle Point Court and a non-tangent curve to the right with a radius of 254.92 feet, with a delta angle of 04°04'33", a chord bearing of South 29°32'43" West, and a chord length of 18.13 feet; Thence run along said curve and said road right-of-way a distance of 18.13 feet to the point of Beginning.

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

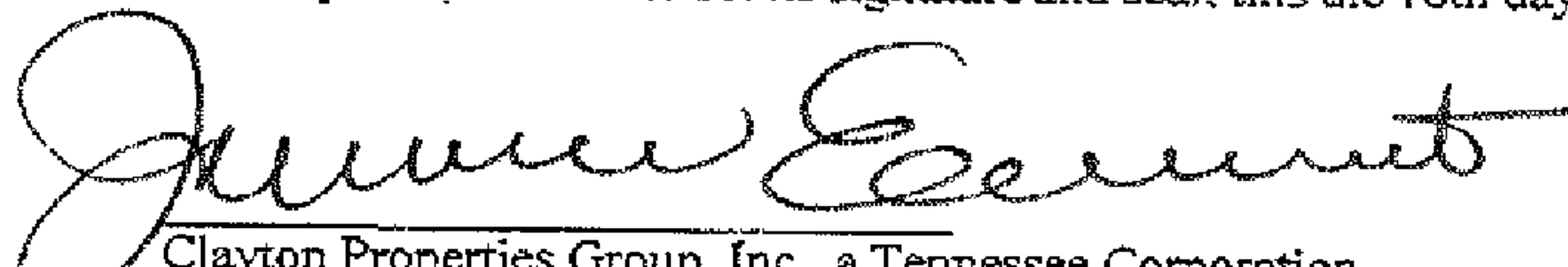
Note: \$445,844.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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.

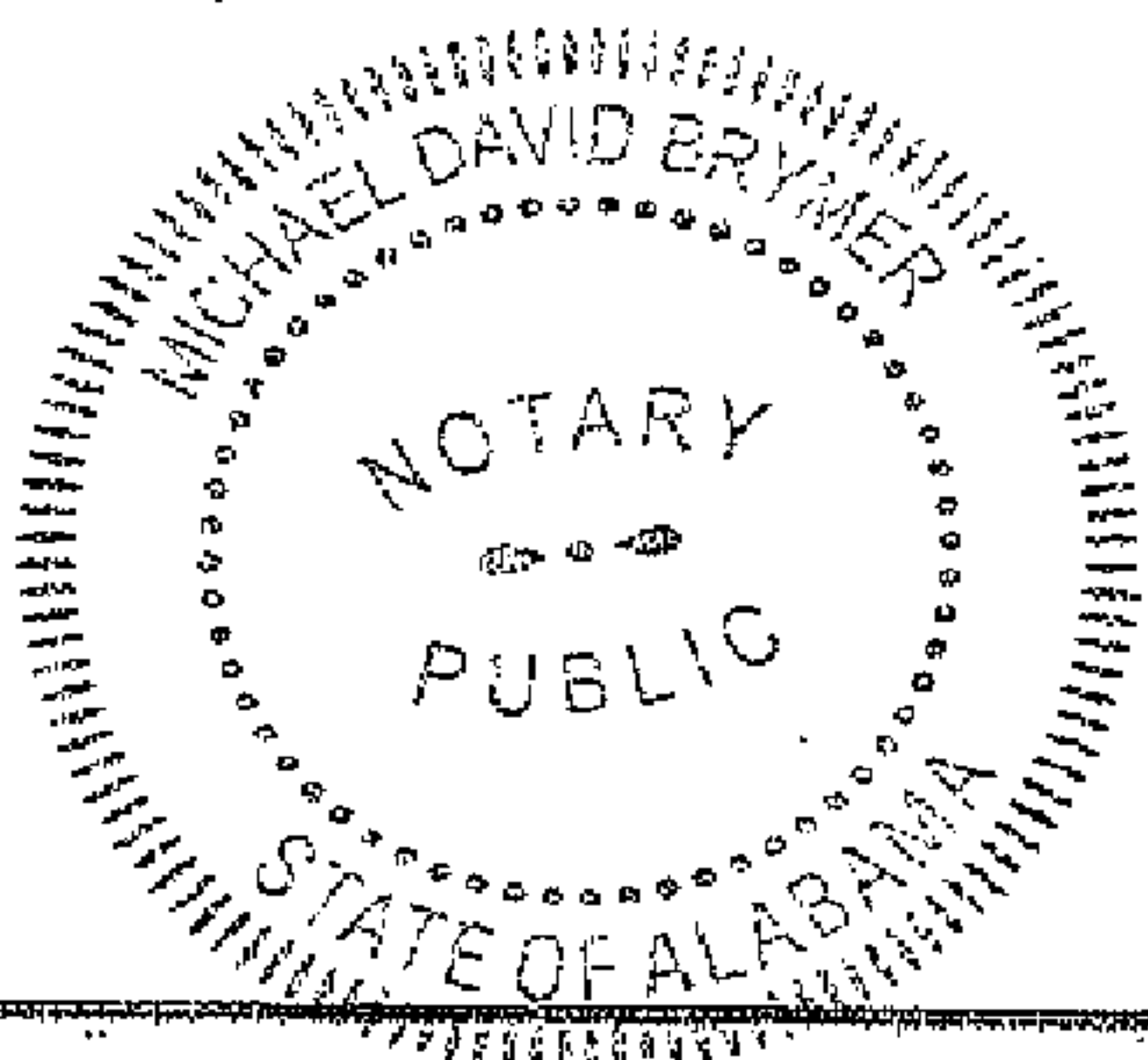
IN WITNESS WHEREOF, the said Grantor by Jessica Earnest, as Assistant Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December, 2020.

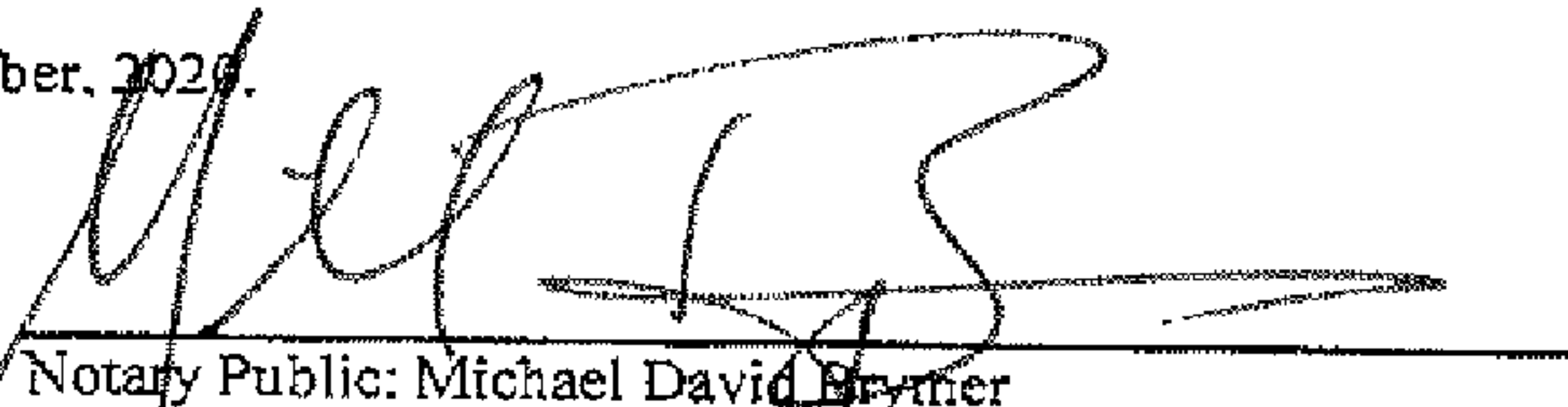

Clayton Properties Group, Inc., a Tennessee Corporation.
By: Jessica Earnest, Assistant Secretary

State of Alabama
County of Jefferson

I, Michael David Brymer, a Notary Public in and for said County, in said State, hereby certify that Jessica Earnest, whose name as Assistant Secretary of Clayton Properties Group, Inc., a TN corporation, 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, 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 18th day of December, 2020.




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

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 3111 Timberlake Drive
Vestavia Hills, AL 35243

Grantee's Name Mark Franks, Jr. and Shelby Franks
 Mailing Address 1852 Southwood Road
Vestavia Hills, AL 35216

Property Address 2048 Eagle Point Court
Birmingham, AL 35242

Date of Sale December 18, 2020
 Total Purchase Price \$469,309.00
 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)

☐ 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.

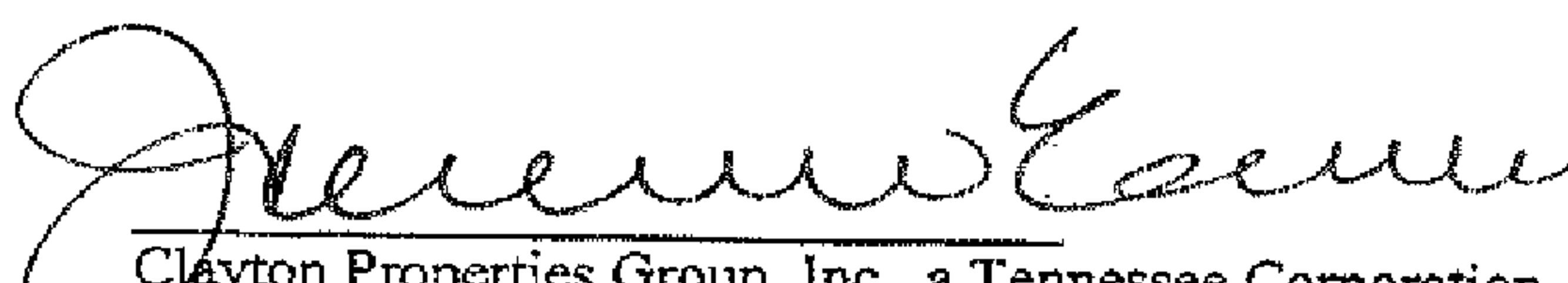
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

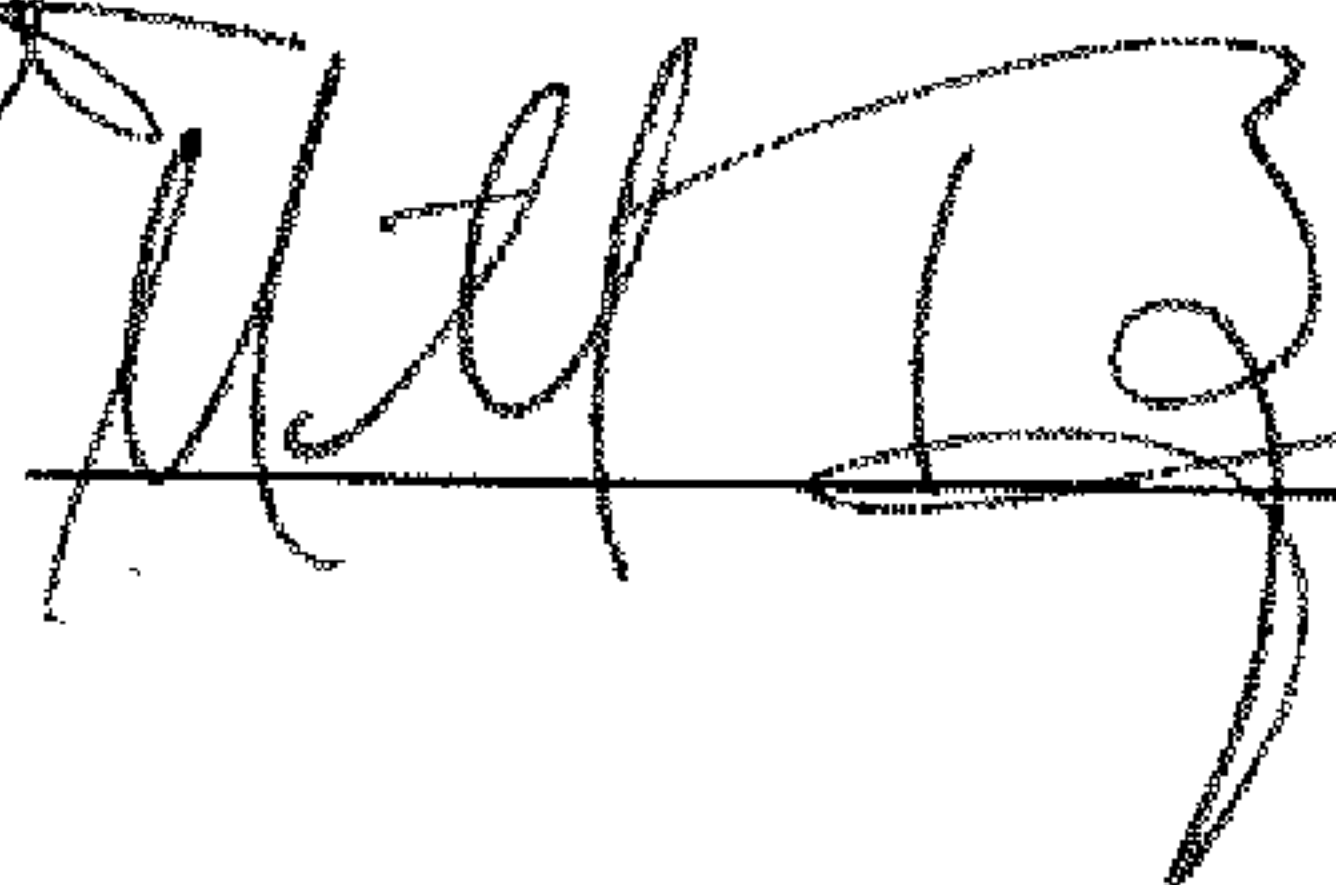
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

Name: Clayton Properties Group, Inc.

Date: 18th day of December, 2020


 Clayton Properties Group, Inc., a Tennessee Corporation,
 By: Jessica Earnest, Assistant Secretary

 (Verified)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2020 08:01:35 AM
 \$48.50 CHARITY
 20201230000598670

