

Prepared by:
Michael David Brymer
1780 Gadsden Highway
Birmingham, AL 35235
2021-5494

Send Tax Notice To:
Clayton Properties Group, Inc.
3111 Timberlake Drive
Birmingham, AL 35243

LIMITED LIABILITY COMPANY WARRANTY DEED

State of Alabama}
County of Shelby }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND NO/100 DOLLARS (\$1.00) to and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Highpointe Investments, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Clayton Properties Group, Inc., (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, AL to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference, as if set forth in full herein, for the complete legal description of the property being conveyed by this instrument.

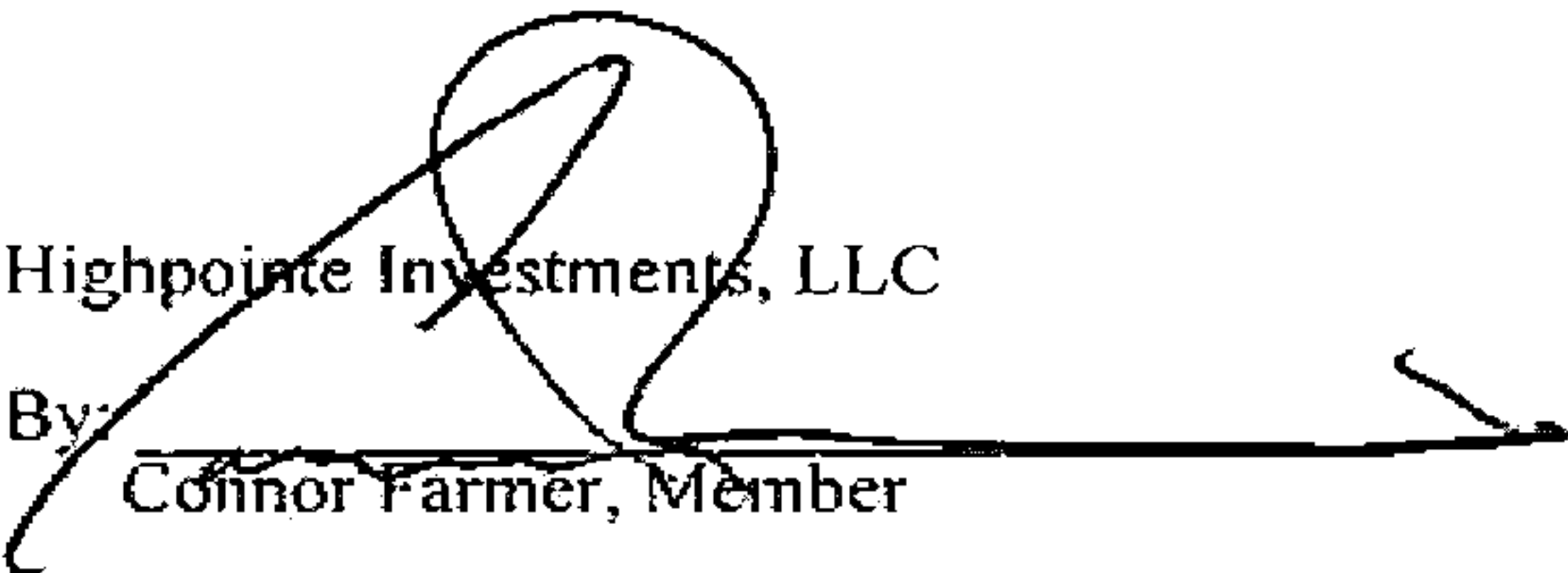
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

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 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, her or their 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

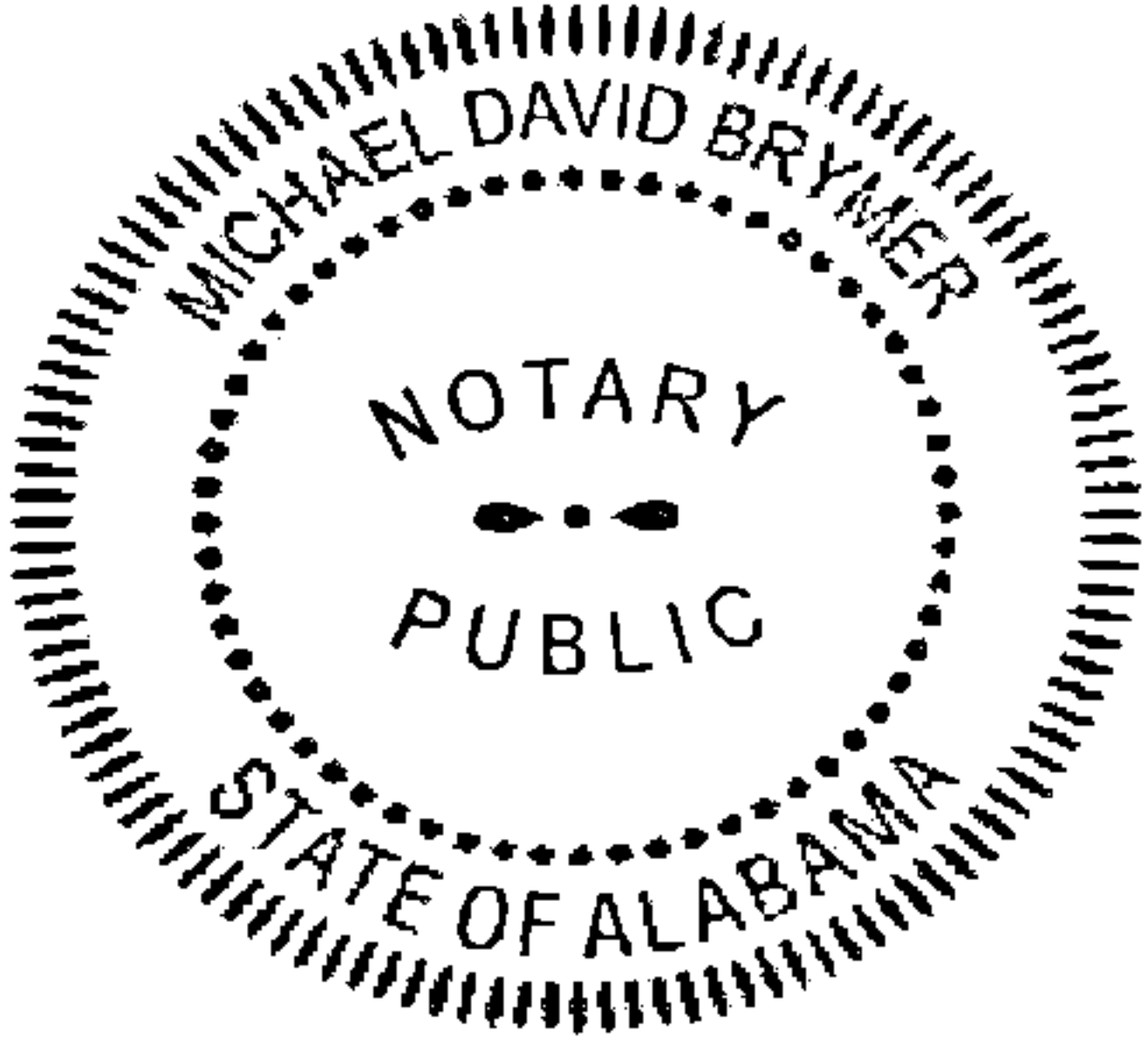
IN WITNESS WHEREOF, the said Grantor by Connor Farmer, as Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February, 2021.

Highpointe Investments, LLC
By: 
Connor Farmer, Member

State of Alabama
County of Jefferson

I, Michael D. Brymer, a Notary Public in and for said County in said State, hereby certify that Connor Farmer whose name as Member of Highpointe Investments, LLC, an Alabama limited liability company, 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, he, as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of February, 2021



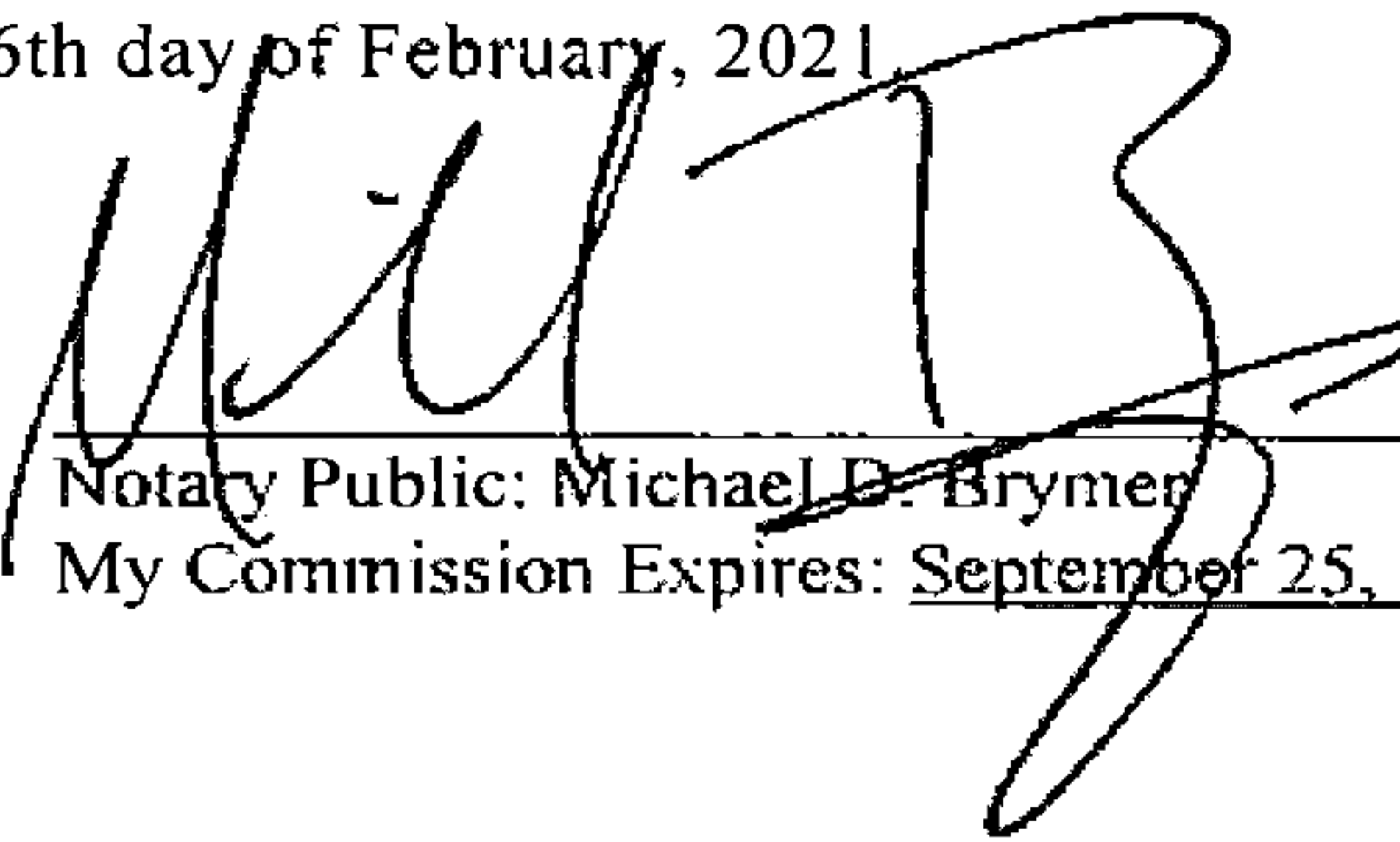

Notary Public: Michael D. Brymer
My Commission Expires: September 25, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 19, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and run West 703.85 feet to point of beginning; thence continue West 175' to the Northeast corner of Lot 1713, Map Book 30, Page 82, Eagle Point 17th Sector; thence Southwest 70.89' to the north line of lot 1714, Map Book 30, Page 82, Eagle Point 17th Sector; thence Southeast 156.64' along north line of Lot 1714 to the Northeast corner of Lot 1714; thence North 110' to the point of beginning.

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>Highpointe Investments, LLC</u>	Grantee's Name	<u>Clayton Properties Group, Inc.</u>
Mailing Address		Mailing Address	
Property Address	<u>Acreage in Shelby County, Alabama</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 26, 2021</u>
		Total Purchase Price	<u>\$95,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	Other:
<input checked="" type="checkbox"/> Sales Contract		
<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.

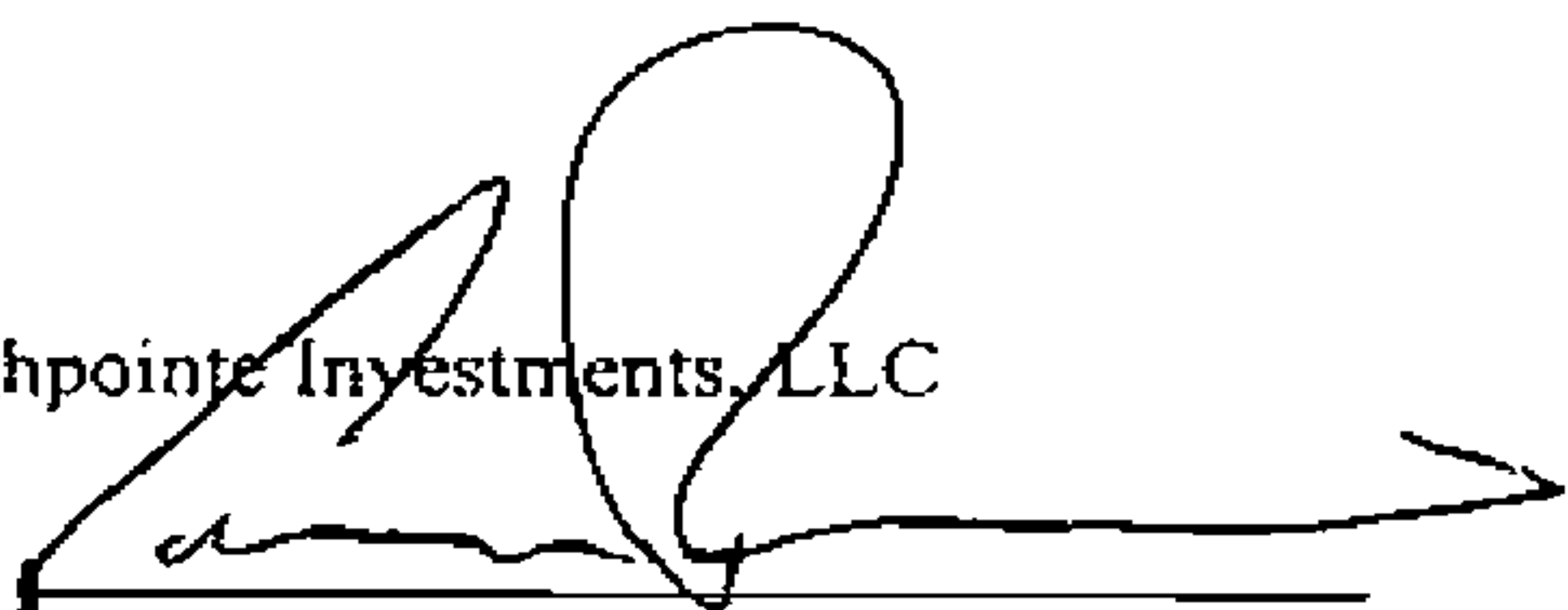
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

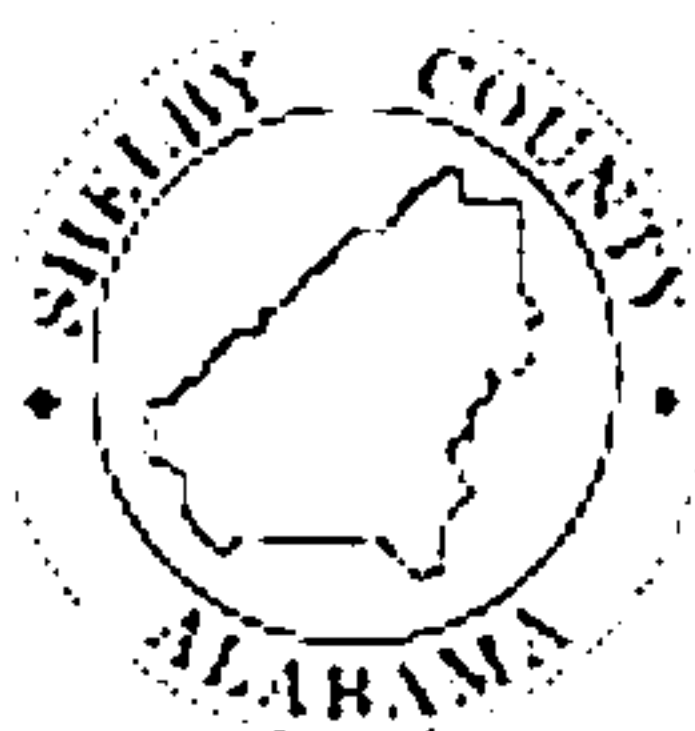
Name: Highpointe Investments, LLC

Date: 26th day of February, 2021

Highpointe Investments, LLC
By: 
Connor Farmer, Member

 (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2021 04:02:18 PM
\$123.00 MIST
20210304000109840

