

**PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY
DESCRIPTION**

THIS DOCUMENT PREPARED BY:	SEND TAX NOTICES TO:
Chesley P. Payne	Griffin Park at Eagle Point Residential Association,
MASSEY, STOTSER & NICHOLS, PC	Inc.
1780 GADSDEN HIGHWAY	120 Bishop Circle
BIRMINGHAM, AL 35235	Pelham, AL 35124

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Clayton Properties Group, Inc.**, (herein referred to as “GRANTOR”), does hereby remise, release, quit claim, and convey unto **Griffin Park at Eagle Point Residential Association, Inc.**, (herein referred to as “GRANTEE”), the following described real property:

Parcel I:

Common area C, according to the plat of Griffin Park at Eagle Point, Sector 2, Phase 2A, as recorded in Map Book 53, Page 23A, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

Common areas D and E, according to the plat of Griffin Park at Eagle Point, Sector 2, Phase 2B as recorded in Map Book 54, Page 41B, in the Office of the Judge of Probate of Shelby County, Alabama.

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

TO HAVE AND TO HOLD, unto the said Grantee, its beneficiaries, successors, and assigns forever.

22nd IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the
22nd day of October, 2021.

Clayton Properties Group, Inc.

J. BROOKS HARRIS

By: [Signature]

Its: VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that J. Brooks Harris, whose name as Vice President of
Clayton Properties Group, Inc., 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 on the day the same bears date.

Given under my hand and seal of office this the 22nd day of October, 2021.

[Signature]
Notary Public
My Commission Expires: September 18, 2023

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
Birmingham, AL 35243

Grantee's Name Griffin Park at Eagle Point Residential Association, Inc.
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address See legal descriptions on deed

Date of Sale October 22, 2021
Total Purchase Price \$ 500.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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).

Date 10/22/21

Print J. Brooks Harris

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2021 09:07:41 AM
\$28.50 BRITTANI
20211103000532140

Alvin S. Boyd