

Prepared by:	Send Tax Notice To:
Michael David Brymer	Erin Tanner
1780 Gadsden Highway	3059 Simms Landing
Birmingham, AL 35235	Pelham, AL 35124
File No.: 2021-5888	

CORPORATION WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS,, That in consideration of FOUR HUNDRED SIXTY EIGHT THOUSAND SIX HUNDRED FORTY EIGHT AND 00/100 DOLLARS (\$468,648.00) 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 Erin Tanner, a single woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

Lot 110, according to the Survey of Final Plat of Simms Landing, Phase IB, as recording in Map Book 53, Page 37 A & B, in the Probate Office 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, (3) mineral and mining rights not owned by the Grantor, if any.


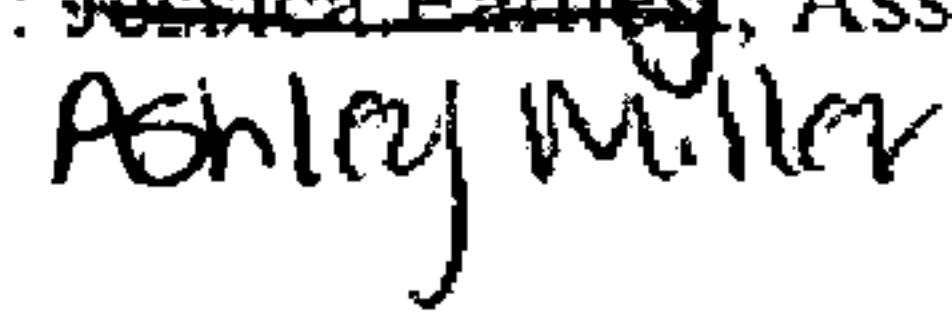
Note: \$421,780.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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, her heirs and assigns forever.

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

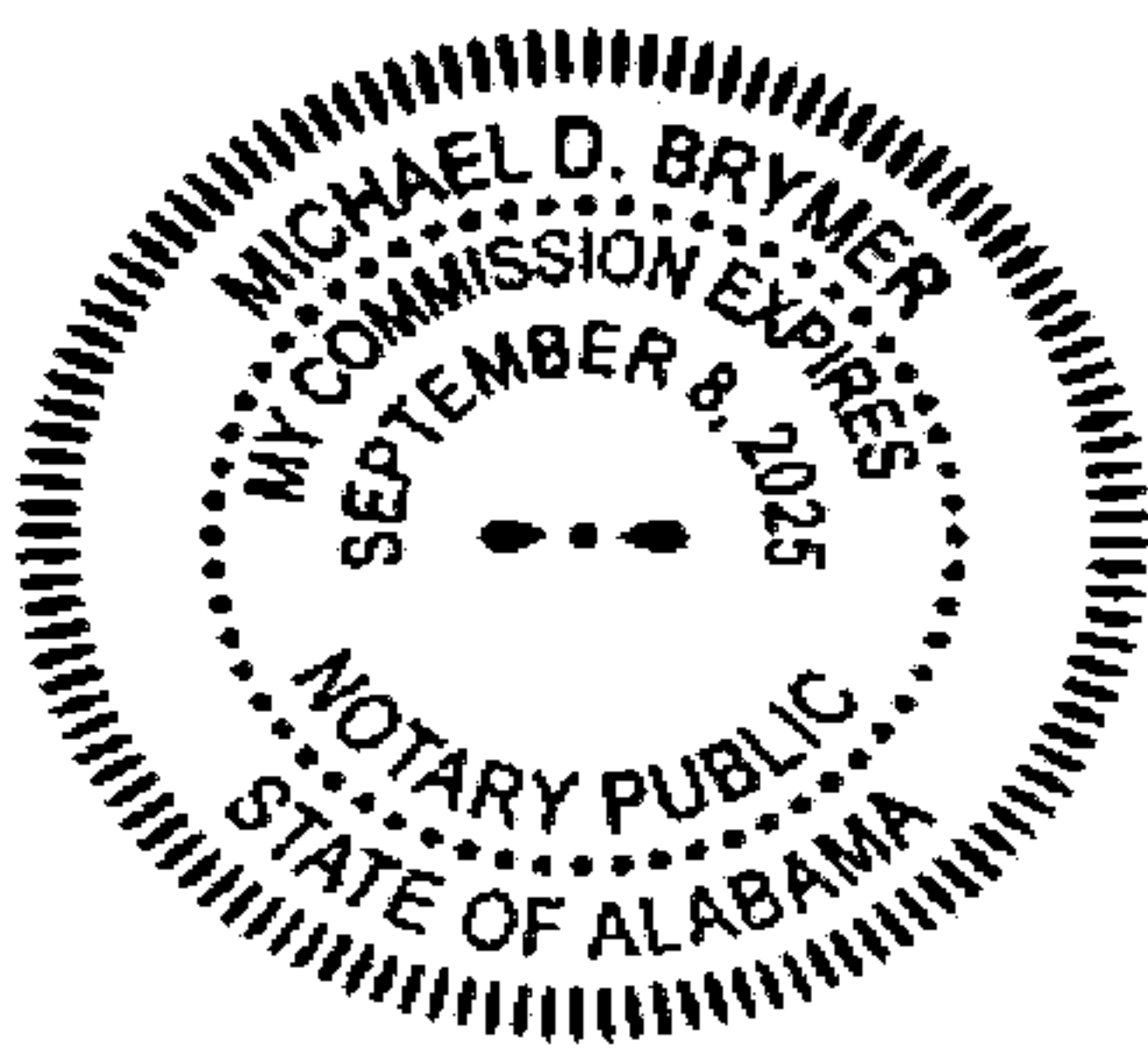
IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Chief Financial Officer, who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of November, 2021.

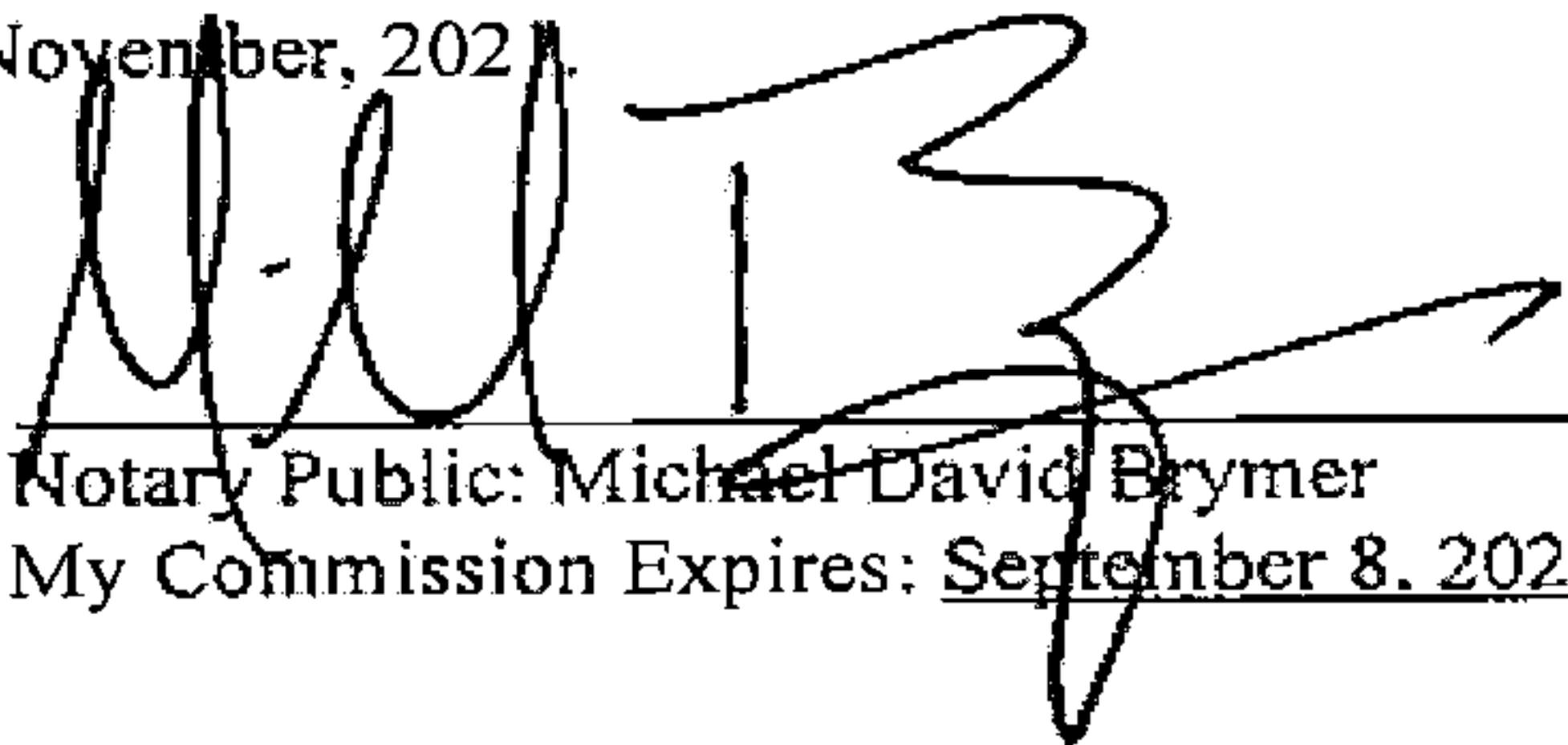

Clayton Properties Group, Inc., a Tennessee Corporation,
By: ~~Jessica Earnest~~, Assistant Secretary


State of Alabama
County of Jefferson

I, Michael David Brymer a Notary Public in and for said County in said State, hereby certify that Ashley Miller, whose name as Chief Financial Officer 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, 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 10th day of November, 2021.




Notary Public: Michael David Brymer
My Commission Expires: September 8, 2025

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 Erin Tanner
 Mailing Address 528 Kirkwall Circle
Pelham, AL 35124

Property Address 3059 Simms Landing
Pelham, AL 35124

Date of Sale November 10, 2021

Total Purchase Price \$468,648.00

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.

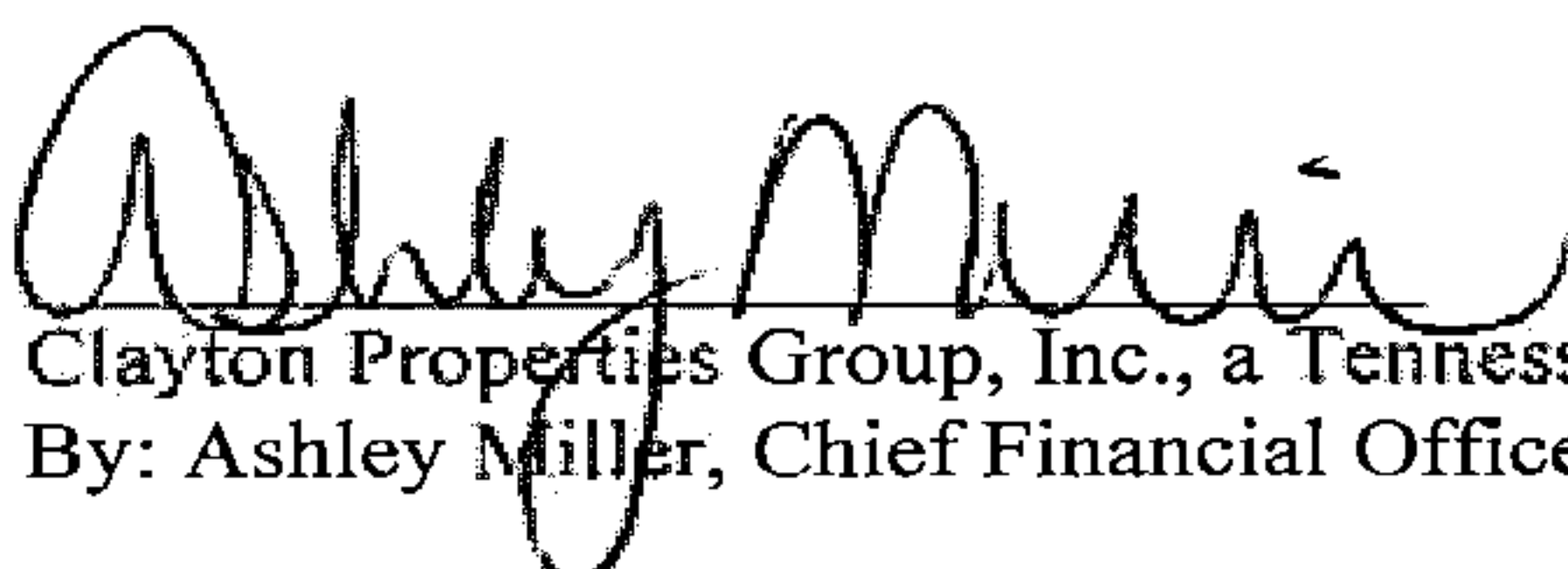
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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: 10th day of November, 2021


 Clayton Properties Group, Inc., a Tennessee Corporation,
 By: Ashley Miller, Chief Financial Officer

 (Verified)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 09:35:07 AM
\$72.00 CHARITY
20211112000545360

Allen S. Bayl

Form RT-1