

Prepared by:

Michael David Brymer
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2021-5949

Send Tax Notice to:

Raj V. Patel, Haiya V. Patel, Vinod Patel, and Dipika Patel
1113 Eagle Nest Circle
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 FIVE HUNDRED SIXTY THREE THOUSAND EIGHT HUNDRED NINE AND 00/100 D O L L A R S (\$563,809.00) 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 Raj V. Patel and Haiya V. Patel, husband and wife and Vinod Patel and Dipika Patel, 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-90, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 2B, as recorded in Map Book 54, Page 41 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

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Note: \$535,618.00 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 Grantees herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first grantee to die or the subsequent death of any of the remaining surviving grantees. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving grantees any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantees in equal parts until the entire interest in fee simple passes to the last surviving grantee.

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.

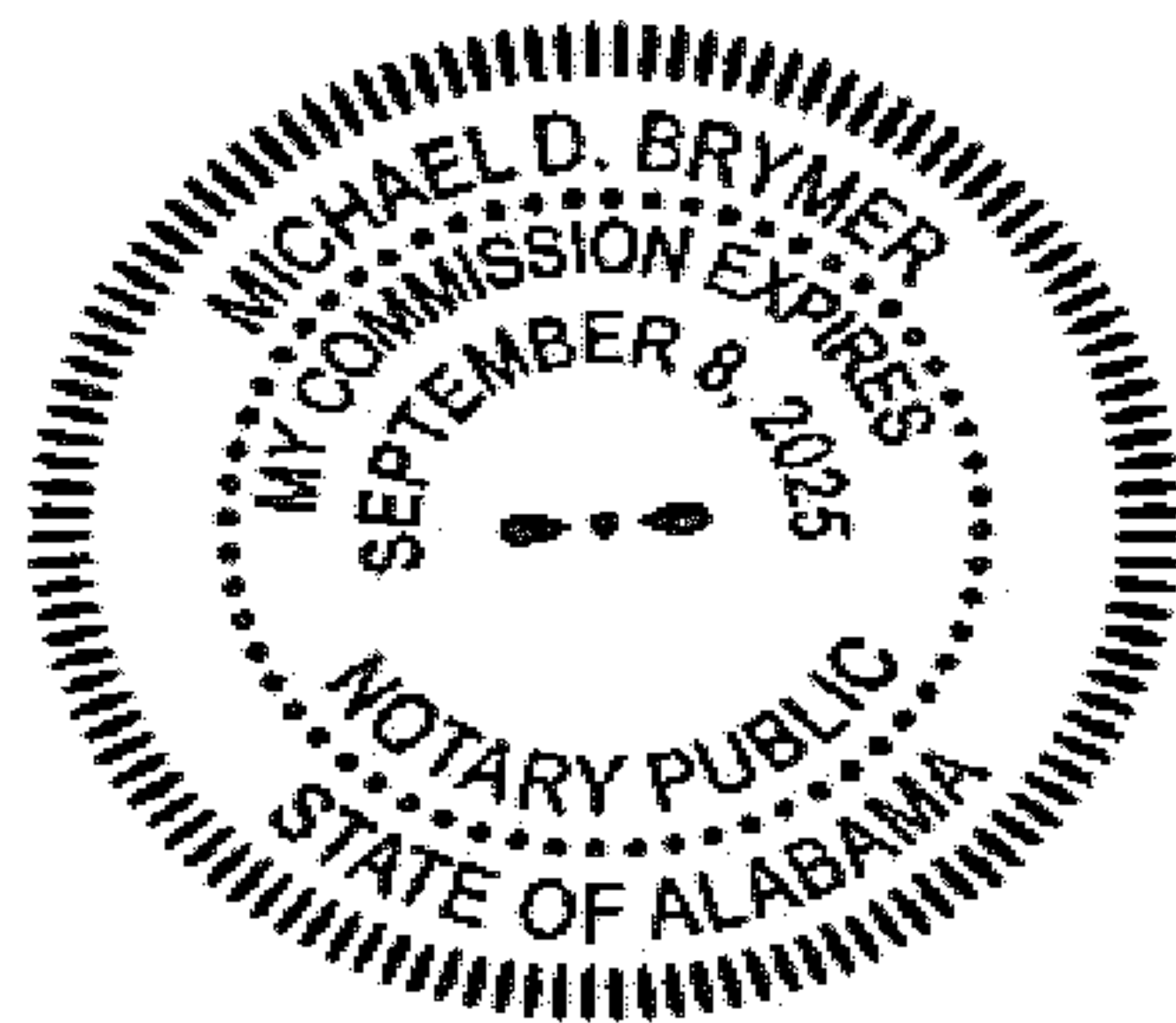
IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Chief Financial Officer, who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of December, 2021.

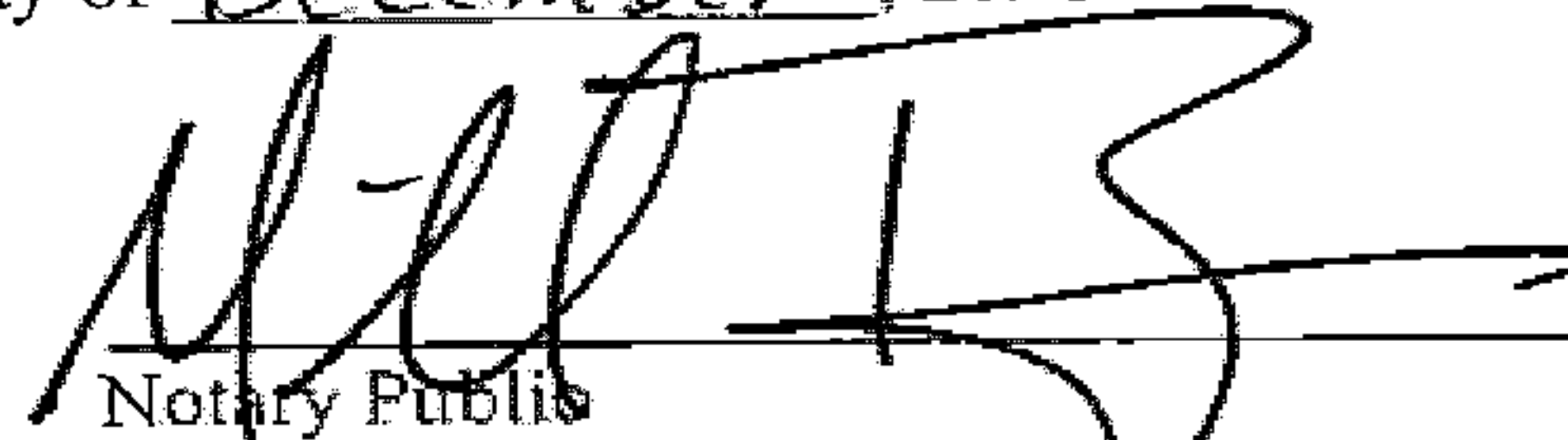

Clayton Properties Group, Inc., a Tennessee Corporation,
By: Ashley Miller, Assistant Secretary

State of Alabama
County of Jefferson

I, the undersigned authority, 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 3rd day of December, 2021.




Notary Public
My Commission Expires: 9/8/2025

Allie S. Bayl

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

Form RT-1