

20220930000374890
09/30/2022 11:16:45 AM
DEEDS 1/2

**THIS INSTRUMENT PREPARED BY:
PLEASE RECORD AND RETURN TO:**

Jonathan H. Kasper, Esq.
McMichael and Gray, PC
400 Franklin Street
Huntsville, Alabama 35801

PLEASE SEND TAX NOTICE TO:

BC Palmer Cove, LLC,
336 James Record Road
Huntsville, AL, 35824

Const - 221510

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

THIS CONVEYANCE made and entered into on this the 20th day of September 2022, by and between **CLAYTON PROPERTIES GROUP, INC**, a Tennessee Corporation, as the Grantor, and **BC PALMER COVE, LLC**, an Alabama limited liability company as the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Million Eight Hundred Thirty-Four Thousand and No/100 Dollars (\$3,834,000.00) to it, cash in hand paid this day by said Grantee, the receipt of which is acknowledged, and other good and valuable consideration, have this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, its successors and assigns, the following described real estate lying and situated in the County of Shelby, State of Alabama, particularly described as follows (the "Property"):

Units 1-44, and 55-64, of Palmer Cove, a Condominium, as set out in that Declaration of Condominium of Palmer Cove, A Condominium, as recorded in Instrument Number 20220801000299160 and also that final plat of PALMER COVE, BEING A CONDOMINIUM SUBDIVISION, as recorded as Instrument Number 20220712000274230 in the Office of the Judge of Probate of Shelby County.

SUBJECT TO ad valorem taxes for the current year, which are not yet due and payable, all drainage, setback lines and zoning; building, utility restrictions and easements; rights of way of record and zoning ordinances, laws and recorded restrictions, and any matters that would be reflected in a current accurate survey of the property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property described above, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee and unto its successors and assigns forever.

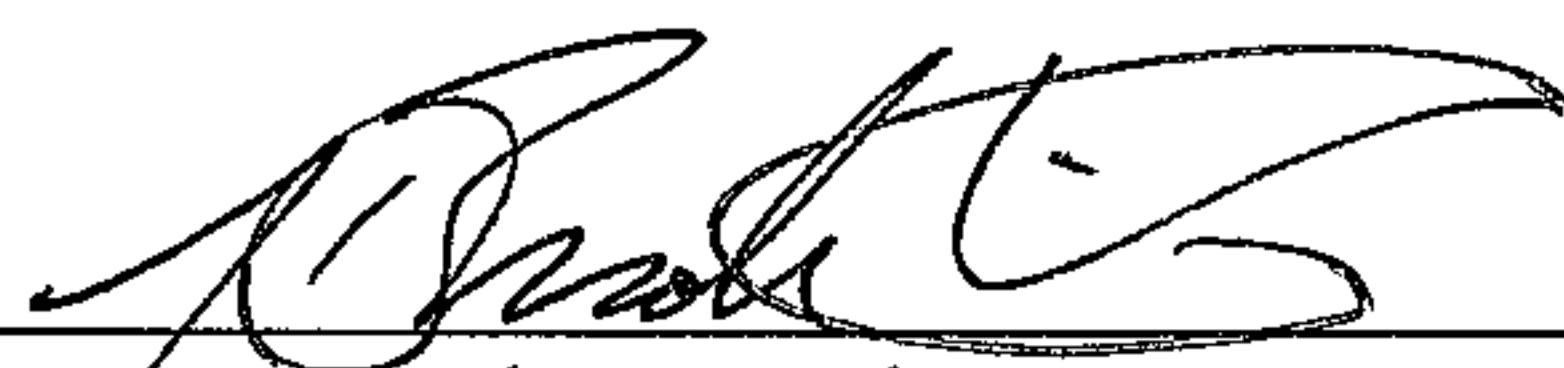
AND the said Grantor does for itself, heirs, and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that the

same is free from all encumbrances, subject to and except for those Permitted Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that it will forever warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Grantor hereunto sets its hand and seal on the day and year first written.

GRANTOR:

CLAYTON PROPERTIES GROUP INC.,
a Tennessee corporation

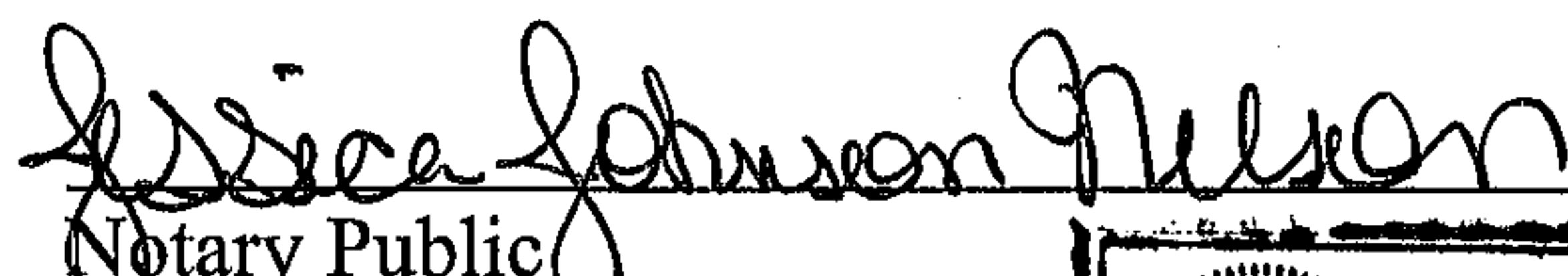
By: 
Name: J. Brooks Harris
Its: Vice President

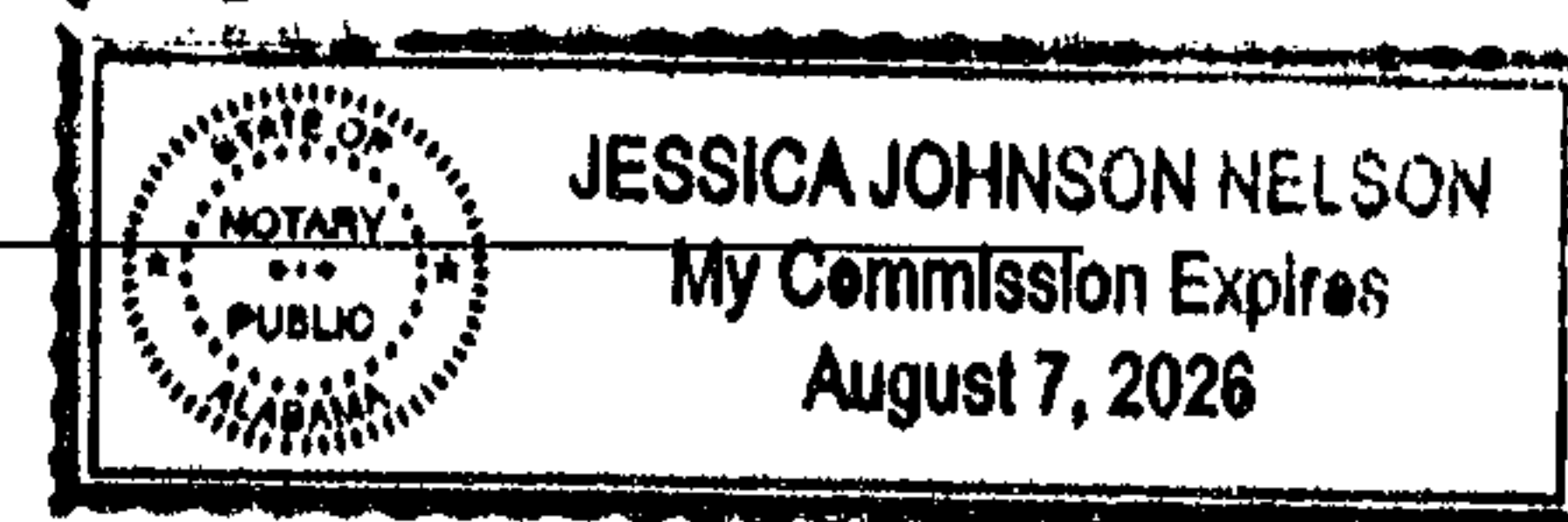
STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that, J. Brooks Harris, as Vice President of Clayton Properties Group Inc., a Tennessee corporation, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, 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 official seal this 19th day of September 2022.


Notary Public
My Commission Expires: _____



Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 3111 Timberlake Drive, Suite 100, Birmingham, AL, 35243
Grantee's Address: 336 James Record Road, Huntsville, AL 35824
Property Address: Units 1-44 and 55-64, Palmer Cove Condominiums, Shelby County, Alabama
Purchase Price: \$3,834,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 11:16:45 AM
\$319.50 BRITTANI
20220930000374890

Allen S. Bayl