Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6721

Send Tax Notice To:
Tiffany Donyale Carr
400 Couples Dr
Birmingham, AL 35242

CORPORATION WARRANTY DEED

State of ALABAMA County of SHELBY

KNOW ALL MEN BY THESE PRESENTS,, That in consideration of THREE HUNDRED NINETY NINE THOUSAND AND 00/100 DOLLARS (\$399,000.00) 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 Tiffany Donyale Carr, an unmarried woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

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: \$391,773.00 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, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Assistant Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 2023.
Chayton 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 Asi Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc., a Tennessee corporation, is signed to foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of conveyance, she, in her capacity as such officer and with full authority executed the same voluntarily for and as the act of corporation, on the day the same bears date.
Given under my hand and official seal this the 5 day of May, 2023.
Notary Public My Expires: 5/37/7024

EXHIBIT "A"

Unit 2, in Palmer Cove, a Condominium, as established by that certain Declaration of Condominium of Palmer Cove, a Condominium, as recorded in Instrument #20220801000299160; First Amendment to Declaration as recorded in Instrument #20220921000364860; Second Amendment to Declaration as recorded in Instrument #20221020000395280; in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Palmer Cove, being a Condominium, in Map Book 56, Page 59A thru 59C and any future amendments thereto, to which Declaration of Condominium the Rules and Regulation of Palmer Cove are attached as Exhibit "F" and to which said Declaration of Condominium the By-Laws of Palmer Cove Owners Association, Inc. are attached as Exhibit "C" thereto, together with the Articles of Incorporation of Palmer Cove Owners Association, Inc. that are recorded with the Alabama Secretary of State under Entity ID Number 001-029-410, also together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium and amendments thereto and together with certain rights to use certain Common Elements assigned as limited common elements by the Declaration of Condominium.

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.	Grantee's Name	Tiffany Donyale Carr	
Mailing Address	3111 Timberlake Drive	Mailing Address	2173 Highland Avenue South	
	Birmingham, AL 35243		<u>H509</u>	
			Birmingham, AL 35205	
Property Address	400 Couples Dr			
	Birmingham, AL 35242	Date of Sale	May 5,2023	
		Total Purchase F	Price <u>\$399,000.00</u>	
		Or		
		Actual Value	<u>\$</u>	
		Or		
		Assessor's Mark	et Value <u>\$</u>	
The purchase price	e or actual value claimed on this form	can be verified in the following	documentary evidence: (check one)	
(Recordation of do	ocumentary evidence is not required)			
Bill of Sale		Appraisal		
X Sales Contract			Other:	
Closing Stat	tement			
If the conveyance is not required.	document presented for recordation of	ontains all of the required inform	nation referenced above, the filing of this form	
		Instructions		

THEFT ACTIONS

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).

Seller Name: Clayton Properties Group, Inc.

Date: <u>5-5-2023</u>

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



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 05/08/2023 09:20:13 AM **\$41.50 JOANN** 20230508000134760

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