Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6766

Send Tax Notice To:
Beatrice W. Njuku
404 Couples Drive
Birmingham, AL 35242

## CORPORATION WARRANTY DEED

State of ALABAMA County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED EIGHTY SEVEN THOUSAND SEVEN HUNDRED SIXTY EIGHT AND 00/100 DOLLARS (\$387,768.00) 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 Beatrice W. Njuku, a married 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: \$348,991.00 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.

ayion Properties Gloup, Inc., a Tennessee Corporation	
y: Ashley Miller, Assistant Secretary	
State of Alabama County of Jefferson	
I, the undersigned authority, a Notary Public in and for said Miller, whose name as Assistant Secretary of Clayton Properties Group, Inforegoing conveyance, and who is known to me, acknowledged before me oconveyance, she, in her capacity as such officer and with full authority executors, on the day the same bears date.	nc., a Tennessee corporation, is signed to the on this day that, being informed of the contents of the
Given under my hand and official seal this the 12 day of	<u>)</u>
Notary Put	The Cin Care
My Comm	ission Expires: 5 27 2024

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.

## **EXHIBIT "A"**

Unit 1, 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	Beatrice W. Njuku	
Mailing Address	3111 Timberlake Drive	Mailing Address	13208 Kenley Way	
	Vestavia Hills, AL 35243		Birmingham, AL 35242	
Property Address	404 Couples Drive	Date of Sale	May 12, 2023	
r roperty reduces	Birmingham, AL 35242			
	Diffingualit, AL 33242	Total Purchase Price	<u>\$387,768.00</u>	
		$\mathbf{Or}$		
		Actual Value	<u>\$</u>	
		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)				
-	ocumentary evidence is not required)			
•				
Bill of Sale	Apprais:	al		
X Sales Cont	ract		Other:	
Closing Sta	tement			
If the conveyance is not required.	document presented for recordation contains all	of the required information	referenced above, the filing of this form	
<del></del>		, •		
Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current				
Grantor's name an	d mailing address - provide the name of the person	on or persons conveying in	iterest 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: 5-12-2023

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



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 05/16/2023 10:33:40 AM **\$73.00 PAYGE** alli 5. Beyl 20230516000145110

Form RT-1