

THIS DOCUMENT PREPARED BY:

Chelsey P. Payne
MASSEY, STOTSER & NICHOLS, P.C.
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:

Clayton Properties Group, Inc.
3111 Timberlake Drive
Birmingham, AL. 35243

LIMITED WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Million Five Hundred Fifty-Six Thousand and No/100 Dollars (\$2,556,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, BC Palmer Cove, LLC an Alabama Limited Liability Company (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto Clayton Properties Group, Inc. (herein referred to as "GRANTEE"), that certain real estate, situated in Shelby County, Alabama, being unimproved property, more particularly described on the attached Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions (Exhibit "B").

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Limited Warranty Deed on this the 10th day of May, 2023.

BC Palmer Cove, LLC
An Alabama Limited Liability Company

By:

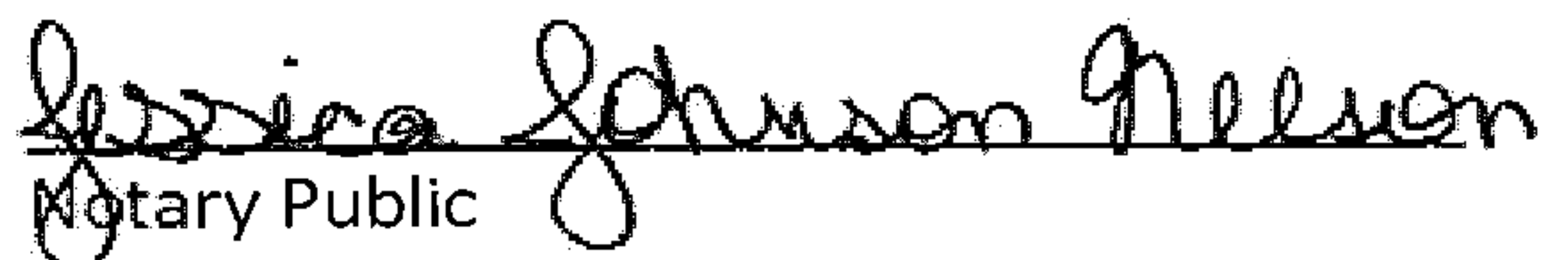

Levi Mixon, Authorized Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Levi Mixon, whose name as Authorized Officer of BC Palmer Cove, LLC, an Alabama Limited Liability Company, 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 authorized 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 the 10th day of May, 2023.




Notary Public

My Commission Expires: August 7, 2026

EXHIBIT "A" TO LIMITED WARRANTY DEED**LEGAL DESCRIPTION**

Units, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44, 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; Third Amendment to Declaration as recorded in Instrument #20221209000447620 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.

EXHIBIT “B” TO LIMITED WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real property taxes and assessments (general, special or other) that are a lien but not yet delinquent and for subsequent assessments for prior years due to changes in the use or Ownership, or both;
2. reservations in patents, water rights, claims or title to water and all easements, rights- of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other matters of record as of the Effective Date;
3. Any Declaration;
4. Any matters shown on any final plat;
5. Any lien or encumbrance relating to general or special assessments levied against the Lots by any federal, state or local governmental or quasi-governmental entity or agency from and after the Effective Date and not arising as a result of any act of Grantor;
6. Utility or other easements created by Builder or any affiliate of Builder;
7. Utility or other easements benefiting and not adversely affecting the Lots;
8. The standard pre-printed exceptions contained in Title Commitment and Grantee’s Title Insurance Policy; and
9. Any additional matters that would be disclosed by an inspection or survey of the Property (collectively, the “Permitted Exceptions”).

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BC Palmer Cove, LLC
 Mailing Address 336 James Record Road Southwest
Huntsville, AL 35824

Grantee's Name Clayton Properties Group, Inc.
 Mailing Address 3111 Timberlake Drive
Birmingham, AL 35243

Property Address 436, 432, 440, 444, 452, 448, 456, 460,
443, 439, 431, 435, 427, 415, 423 and 419 Couples Drive;
500, 504, 512, 508, 516, 528, 520, 524, 532, 544, 536 and 540
Feherty Way; and 301, 305, 309, 313, 321, 325, 329 and 333
Hogans Alley, Birmingham, AL 35242

Date of Sale May 12, 2023
 Total Purchase Price \$2,556,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ Closing Statement

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: BC Palmer Cove, LLC

Date: 10th day of May, 2023

BC Palmer Cove, LLC

By: [Signature]
 Levi Mixon, Authorized Officer

[Signature] (Verified)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2023 09:18:34 AM
 \$2590.00 JOANN
 20230517000146070

[Signature]

Form RT-1