Prepared by:

Cynthia A. Martin 1780 Gadsden Highway Birmingham, AL 35235 File No.: 2023-6724 Send Tax Notice to:
Alejandro Alarcon Hipolito and Alejandro Alarcon Vega
408 Couples Dr
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 THREE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS (\$374,575.00) 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 Alejandro Alarcon Hipolito, an unmarried man and Alejandro Alarcon Vega, a married man, (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:

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: \$318,388.00 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 parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

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 Miconveyance, has hereto set its signature and seal, this the	Iller, as Assistant Secretary who is authorized to execute this, day of, 2023.
Clayton Properties Group, Inc., a Tennessee Corporation By: Ashley Miller, Assistant Secretary	
State of Alabama County of Jefferson	
Miller, whose name as Assistant Secretary of Clayton Property	and for said County, in said State, hereby certify that Ashley ties Group, Inc., a Tennessee corporation, is signed to the ed before me on this day that, being informed of the contents of the authority executed the same voluntarily for and as the act of said day of, 2023.
	Notary Public
TARY PUBLISHED OF ALABAMANIAN	My Commission Expires: 5/29/2024

Exhibit "A" Property Description

Unit 3, 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	Alejandro Alarcon Hipolito and	
Mailing Address	3111 Timberlake Drive		Alejandro Alarcon Vega	
	Vestavia Hills, AL 35243	Mailing Address	196 Calumet Drive	
			Birmingham, AL 35242	
Property Address	408 Couples Dr			
	Birmingham, AL 35242	Date of Sale	May 17, 2023	
		Total Purchase Price	<u>\$374.575.00</u>	
		Or Actual Value	<u>\$</u>	
		Or Assessor's Market Value <u>\$</u>		
•	e or actual value claimed on this form can be verificularly evidence is not required)	led in the following docu	mentary evidence: (check one)	
Bill of Sale	Appraisal			
X Sales Cont Closing State	ract		Other:	
If the conveyance is not required.	document presented for recordation contains all of	the required information	referenced above, the filing of this form	
Instructions				
Grantor's name an	d mailing address - provide the name of the person	or persons conveying in	terest 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: 5/17/2023

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** 05/23/2023 09:01:56 AM **\$90.50 BRITTANI**

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