

Prepared by:  
Cynthia A. Martin  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2023-6750

Send Tax Notice To:  
Ruth Ann Skaggs Revocable Trust dated July 10, 2019  
6174 English Village Lane  
Birmingham, AL 35242

## CORPORATION WARRANTY DEED

---

State of ALABAMA  
County of SHELBY

**KNOW ALL MEN BY THESE PRESENTS,,** That in consideration of FOUR HUNDRED EIGHTY SIX THOUSAND THREE HUNDRED FORTY EIGHT AND 00/100 DOLLARS (\$486,348.00) 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 Ruth Ann Skaggs Revocable Trust dated July 10, 2019 (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

Lot 618, according to the Survey of the Village at Highland Lakes, Phase 4, 6th Sector, an Eddleman Community, as recorded in Map Book 55, page 65, in the Probate Office of Shelby County, Alabama.

**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: \$0.00 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, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

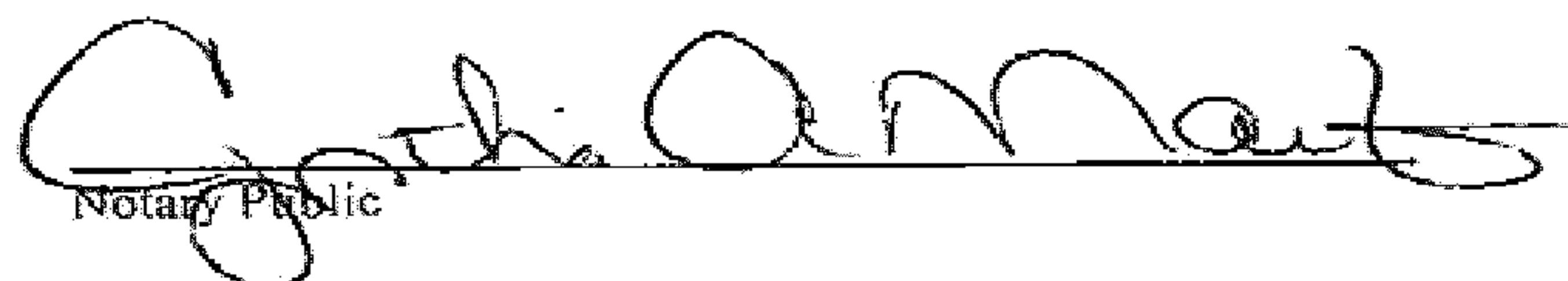
IN WITNESS WHEREOF, the said Grantor by Ashley Miller, as Assistant Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of May, 2023.

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

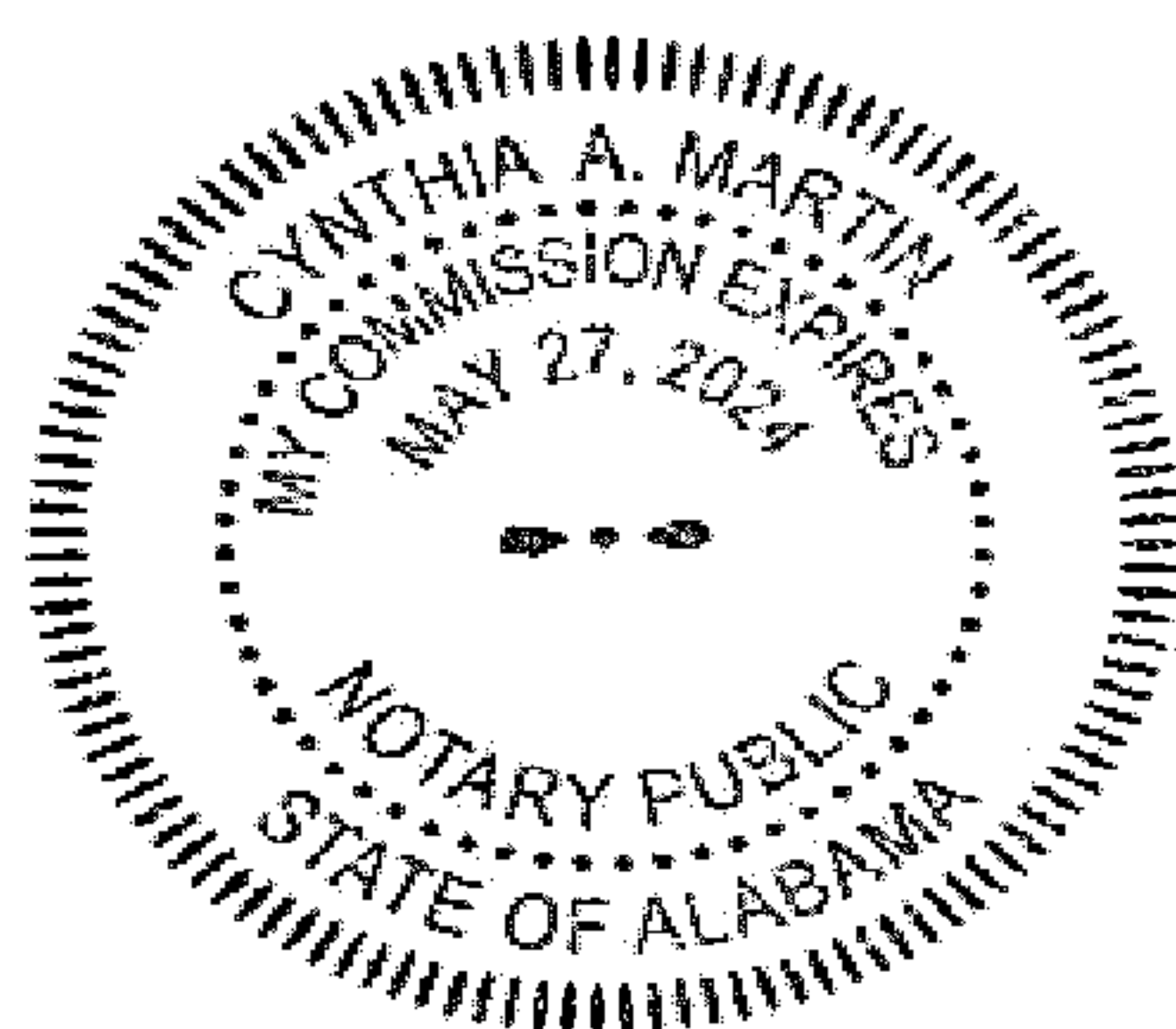
State of Alabama  
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashley Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc., a Tennessee corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such officer and with full authority executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 25 day of May, 2023.

  
Notary Public

My Commission Expires: 5/27/2023



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Assessor's Market Value \$

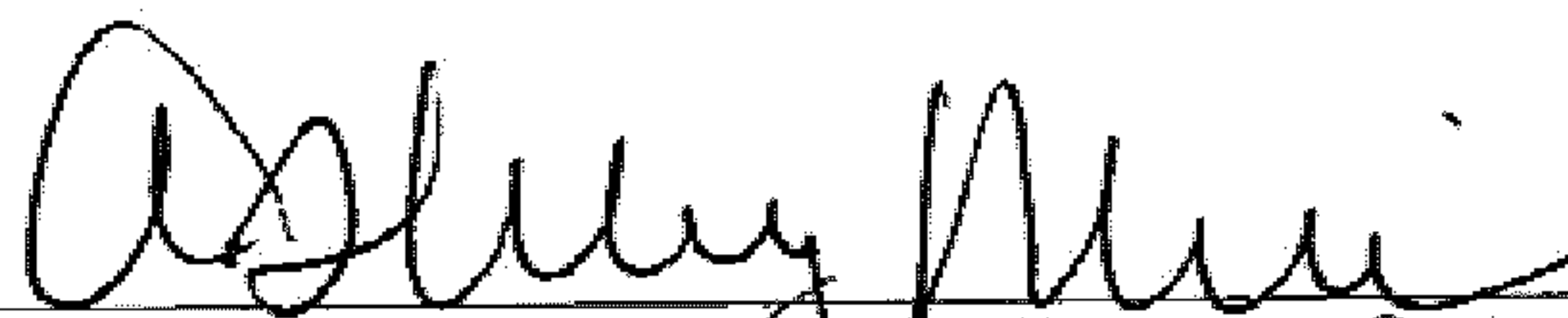
         Appraisal                      Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: 5/25/2023

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

 (Verified)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/26/2023 02:19:41 PM**  
**\$517.50 PAYGE**  
**20230526000159220**

