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 M	iller, as Assistant Secretary who is authorized to execute this
conveyance, has hereto set its signature and seal, this the	day of 17 721 C
y: Ashley Milley, Assistant Secretary	
State of Alabama County of Jefferson	
Miller, whose name as Assistant Secretary of Clayton Proper foregoing conveyance, and who is known to me, acknowledge conveyance, she, in her capacity as such officer and with full corporation, on the day the same bears date.	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
Given under my hand and official seal this the	day of
	Notar Pholic
COMMA 27. 202 PS	My Commission Expires: <u>5/27/2023</u>

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. 3111 Timberlake Drive	Grantee's Name	Ruth Ann Skaggs Revocable Trust dated July 10, 2019
Maning Address	Vestavia Hills, AL 35243	Mailing Address	6450 Grovewood Trail Indian Trail, NC 28079
Property Address	6174 English Village Lane		Indian Lian, Library
	Birmingham, AL 35242	Date of Sale	May 25, 2023
		Total Purchase Price Or	\$486,348.00
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Va	
-	e or actual value claimed on this form can be vocumentary evidence is not required)	verified in the following docu	mentary evidence: (check one)
Bill of Sale	Appra	aisal	
X Sales Cont Closing Sta			Other:
If the conveyance is not required.	document presented for recordation contains a	all of the required information	referenced above, the filing of this form
	Ins	tructions	
Grantor's name an	d mailing address - provide the name of the pe	erson or persons conveying in	terest to property and their current

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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama</u> 1975 § 40-22-1 (h).

Seller Name: Clayton Properties Group, Inc.

Date: <u>5/25/2023</u>

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** 05/26/2023 02:19:41 PM \$517.50 PAYGE

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