Prepared by:

Cynthia A. Martin 1780 Gadsden Highway Birmingham, AL 35235 File No.: 2023-6846 Send Tax Notice to:

Tyneshia L. Hairston and Kristopher Fuller

5053 Simms Ridge

Pelham, AL 35124

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 FIVE HUNDRED THIRTY FIVE THOUSAND FOUR HUNDRED TWENTY EIGHT AND 00/100 DOLLARS (\$535,428.00) 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 Tyneshia L. Hairston and Kristopher Fuller, both unmarried, (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:

Lot 222, of the Amended Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 49, being an amendment of the Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 19, each in the Office of the Judge of Probate 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: \$508,656.00 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 Mi	Her, as Assistant Secretary who is authorized to execute this
laylon Properties Group Inc., a Tennessee Corporation y: Ashley Miller, Assistant Secretary	day of
State of Alabama County of Jefferson	
I, the undersigned authority, a Notary Public in a Miller, whose name as Assistant Secretary of Clayton Propertion foregoing conveyance, and who is known to me, acknowledged conveyance, she, in her capacity as such officer and with full a corporation, on the day the same bears date. Given under my hand and official seal this the	d before me on this day that, being informed of the contents of tauthority executed the same voluntarily for and as the act of same voluntarily for any act of the act of same voluntarily for any act of same voluntarily for any act of the act of same voluntarily for any act of the act of same voluntarily for any act of the act of same voluntarily for any act of the act of the act of the act of same voluntarily for any act of the act
Offer dider my mand and official scar diss die	Notary Public My Commission Expires: 5/27/2024

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

Grantor's Name Mailing Address	Clayton Properties Group, Inc. 3111 Timberlake Drive	Grantee's Name	Tyneshia L. Hairston and Kristopher Fuller	
	Vestavia Hills, AL 35243	Mailing Address	663 Grand Reserve Drive Pelham, AL 35124	
Property Address	5053 Simms Ridge Pelham, AL 35124	Date of Sale	June 29, 2023	
		Total Purchase Price	\$535,428.00	
		Or Actual Value Or	<u>\$</u>	
		Assessor's Market V	alue \$	
	e or actual value claimed on this form of commentary evidence is not required)	can be verified in the following docu	mentary evidence: (check one)	
Bill of Sale	A 	_ Appraisal		
_X Sales Cont Closing Star			Other:	
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 an	d mailing address - provide the name of		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: $\frac{(0/29/z023)}{(0/29/z023)}$

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
07/05/2023 09:44:39 AM
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