Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6871

Send Tax Notice to:

Jessica D. McCrory and Andrew M. McCrory
149 Palmer Cove
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 NINETY SEVEN THOUSAND ONE HUNDRED NINETY FIVE AND 00/100 DOLLARS (\$397,195.00) 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 Jessica D. McCrory and Andrew M. McCrory, wife and husband, (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: \$352,195.00 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 Mill conveyance, has hereto set its signature and seal, this the	ler, as Assistant Secretary who is authorized to execute this, 2023.
Chayton 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 Propertice 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.	before me on this day that, being informed of the contents of the uthority executed the same voluntarily for and as the act of said
Given under my hand and official seal this the//	_day of
WIND HAR A. MARTIN III	Notary Public 5/201/2024
NOTARY PUBLIC OF ALABAMINING	My Commission Expires: 5/27/2024

## **EXHIBIT "A"**

Unit 56, 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.

## 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	Jessica D. McCrory and Andrew M.	
Mailing Address	3111 Timberlake Drive			<u>McCrory</u>	
_	Vestavia Hills, AL 35243		Mailing Address	3090 U.S. 280	
				Apt 2416	
Property Address	149 Palmer Cove			Birmingham, AL 35243	
Troporty readross	Birmingham, AL 35242			<u></u>	
	Diriningnam, 712 332-72		Date of Sale	July 11, 2023	
			Date of Bate	July 11: 2025	
			Total Purchase Price	\$397,195.00	
			Or		
			Actual Value	\$	
			Or		
			Assessor's Market Va	alue \$	
The nurchase price	e or actual value claimed on this forn	n can be verifie		·	
	ocumentary evidence is not required)		d ill the following does	inclinary evidence. (effect offe)	
(Necordanon or de	beamentary evidence is not required)				
Bill of Sale		Appraisal			
X Sales Cont	»	търгават		Other:	
Closing Stat	.>			Office .	
Closing Stat	retitettr				
Tf 4h a commercian	do arras out amazontad for magazidation	aamtaima all afti	ha magninad information	referenced chave the filing of this form	
_	document presented for recordation	contains an or u	ne required information	referenced above, the filing of this form	
is not required.					
		Instructi	one.	_	
Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current					
	d maning address - provide the name	or the person c	n persons conveying in	nerest to property and men 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.

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** 07/12/2023 01:43:27 PM \$79.00 JOANN

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