

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6897

Send Tax Notice To:
Kelly Douglass
5020 Simms Ridge
Pelham, AL 35124

CORPORATION WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS,, That in consideration of FOUR HUNDRED FOUR THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS (\$404,850.00) 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 Kelly Douglass (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

Lot 203, 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.

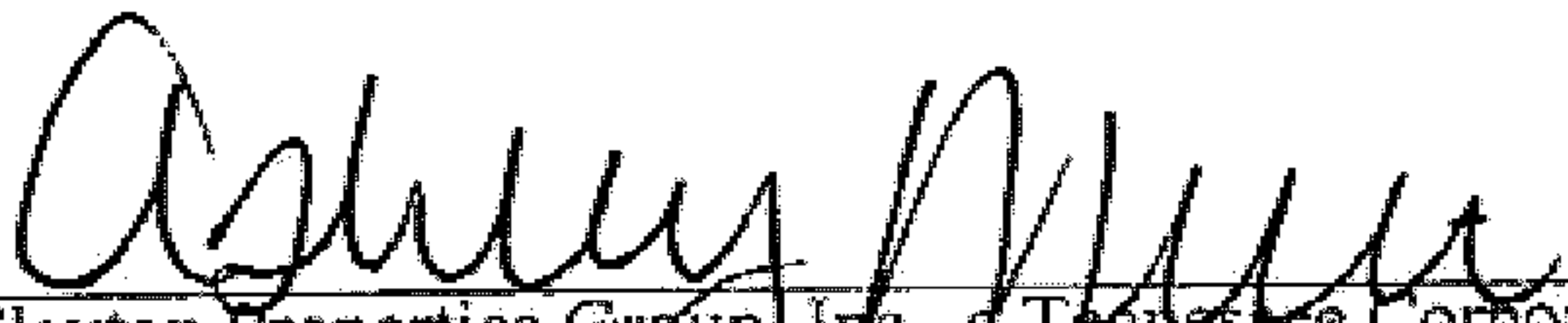
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$323,880.00 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, her heirs and assigns forever.


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


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

State of Alabama
County of Jefferson

I, the undersigned, 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. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she, in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation, on the day the same bears date.

Given under my hand and Official seal this 25th day of July, 2023.


Notary Public
My Commission Expires: May 27, 2024



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

Assessor's Market Value \$


_____ Appraisal Other: _____

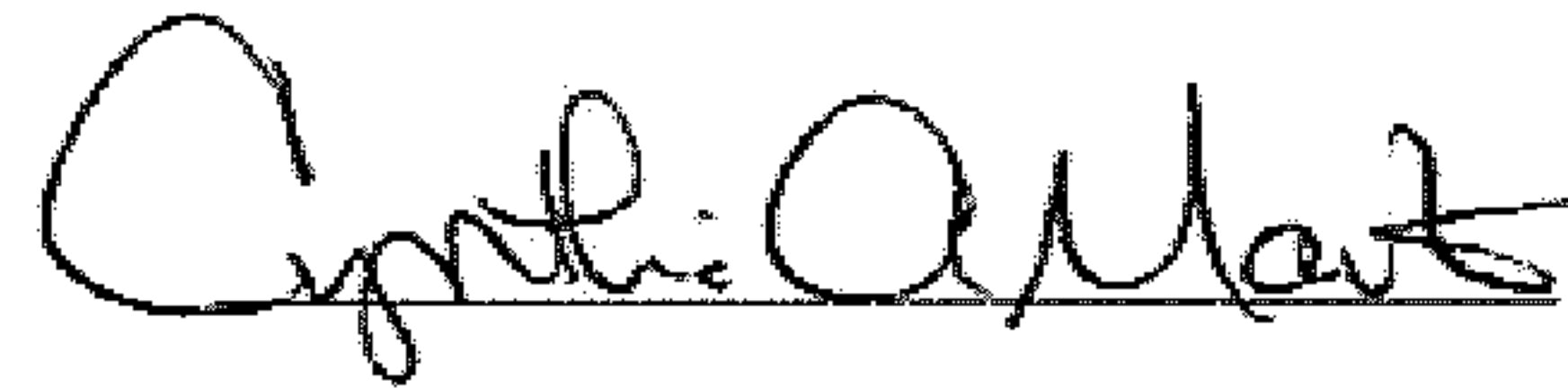
Instructions

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: July 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
07/27/2023 10:43:41 AM
\$112.00 PAYGE
20230727000224590

