

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, LEGAL DESCRIPTION, OR TITLE

THIS DOCUMENT PREPARED BY:

David Lyon Glenn
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:

Griffin Park at Eagle Point Residential Assoc., INC.
2700 US HWY 280 STE 425
Birmingham, AL 35223

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation (herein referred to as "GRANTOR" whether one or more), does hereby remise, release, quit claim, and convey unto **GRIFFIN PARK AT EAGLE POINT RESIDENTIAL ASSOCIATION, INC.**, an Alabama non-profit corporation (herein referred to as "GRANTEE" whether one or more), that certain real estate, situated in Shelby County, Alabama, and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO.

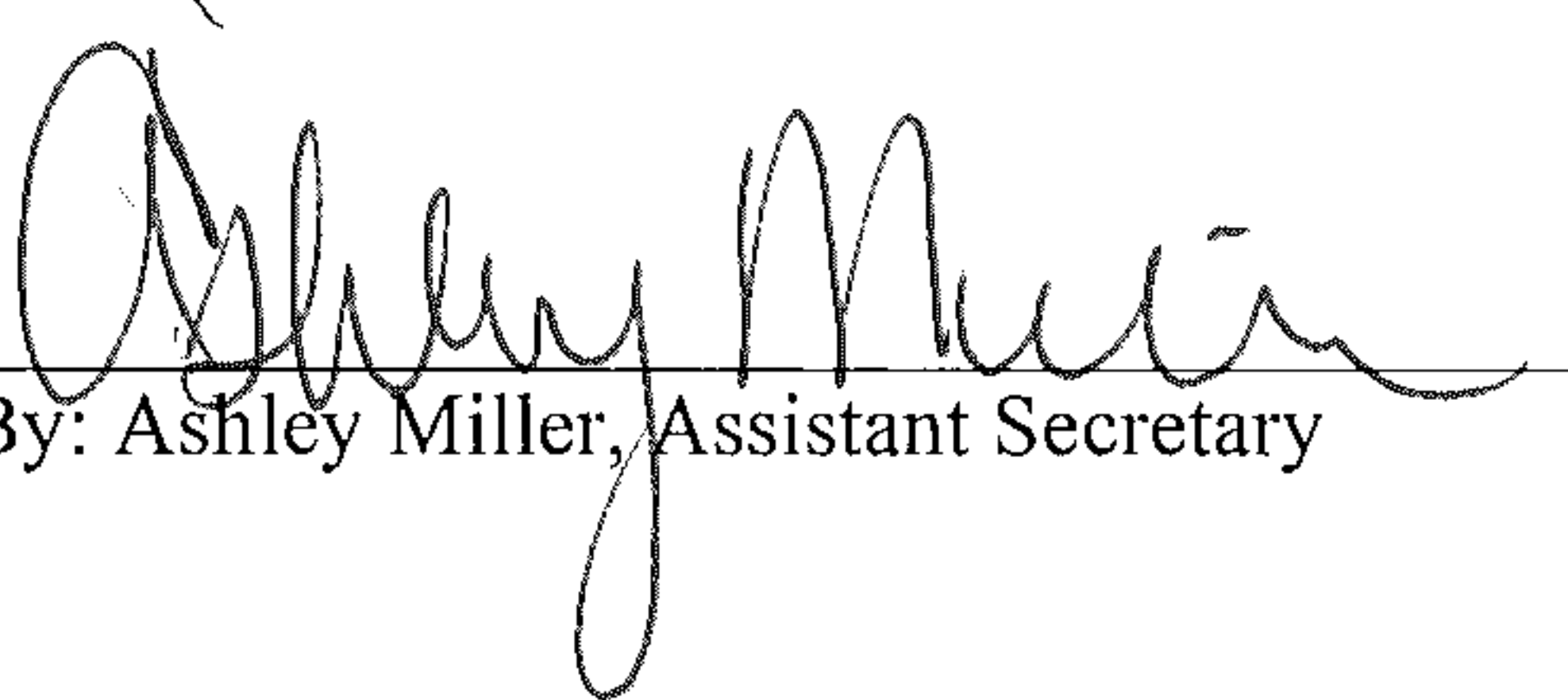
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 12th day of September, 2023.

GRANTOR:

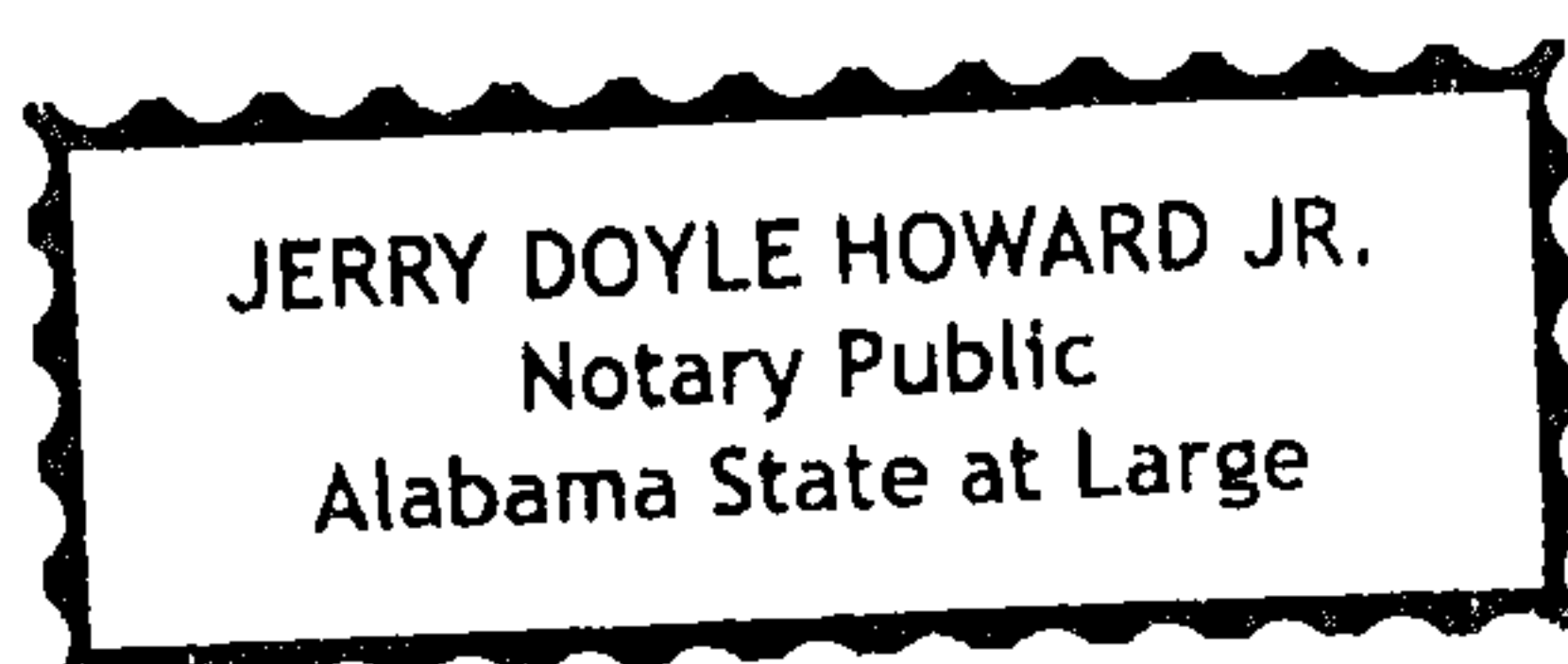
Clayton Properties Group, Inc., a Tennessee corporation


By: Ashley Miller, Assistant Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

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., 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 this conveyance, she, as said 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 seal of office this the 12th day of September, 2023.



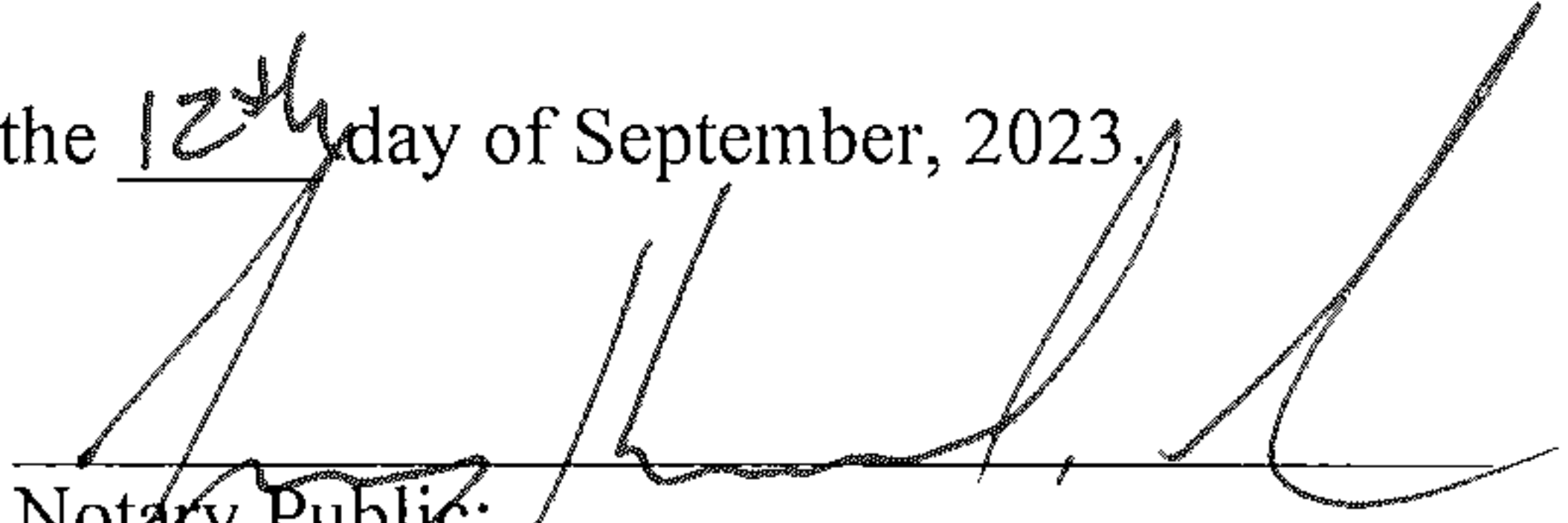

Notary Public:
My Commission Expires: September 18, 2023

EXHIBIT "A"

PARCEL I

Common Area A according to the survey of Griffin Park at Eagle Point, Sector 2, Phase 1, recorded as Map Book 43, Page 98B in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

Common Area A1 according to the survey of Griffin Park at Eagle Point, Sector 2, Phase 1, recorded as Map Book 43, Page 98B in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL III

Common Area B according to the survey of Griffin Park at Eagle Point, Sector 2, Phase 1, recorded as Map Book 43, Page 98C in the Office of the Judge of Probate of Shelby County, Alabama.

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.
 Mailing Address 3111 Timberlake Drive
Birmingham, AL 35243

Grantee's Name Griffin Park at Eagle Point Residential Association, Inc.
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address See legal descriptions on deed

Date of Sale September 28, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 5,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2023 01:10:29 PM
 \$33.00 BRITTANI
 20230929000292230

Alvin S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 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 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).

Date 9/28/2023

Print David L. Glenn

☐ Unattested

/s/ Nicole Schmidt

(verified by)

Sign David L. Glenn

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1