Prepared by:

Cynthia A. Martin 1780 Gadsden Highway Birmingham, AL 35235 File No.: 2024-7174 Send Tax Notice to:
Royal Smith and Alexis Hardrick
3024 Blackridge South Blvd
Hoover, AL 35244-5259

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 SIX HUNDRED SIXTY THOUSAND SIXTY ONE AND 00/100 DOLLARS (\$660,061.00) 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 Royal Smith and Alexis Hardrick, (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 107, according to the Survey of the Final Plat of the Subdivisions of The Foothills at Blackridge Phase 1, as recorded in Map Book 56, Page 66, 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: \$528,048.00 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 Granter 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.

| YNI WATTNIESS WATTEDECHE (be said Grante | n by Ashley Mill | er, as Assistant Secretary | who is authorized to execute this |
|--|------------------|----------------------------|-----------------------------------|
| IN WITNESS WHEREOF, the said Grante      | this the         | day of January             | _, 2024.                          |

Clayton Properties Group, Inc., a Tennessee Corporation

By: Ashley Miller, Assistant Secretary

State of Alabama County of Jefferson

I, the undersigned authority, 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 the conveyance, she, in her capacity as such officer and with full authority executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

MILITARY PUBLISHED ATE OF ALABAMINING THE OF ALABAM

Notary Phblic

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<br>Mailing Address   | Clayton Properties Group, Inc.  3111 Timberlake Drive  Vestavia Hills, AL 35243   | Grantee's Name<br>Mailing Address                  | Royal Smith and Alexis Hardrick  3024 Blackridge South Blvd  Hoover, AL 35244-5259  |  |
|---|---|--|---|--|
| Property Address 3024 Blackridge South Blvd<br>Hoover, AL 35244-5259  |   | Date of Sale                                       | January 25, 2024  |  |
|   | Hoover, AL 35244-5259   | Total Purchase Price<br>Or                         | <u>\$660,061.00</u>   |  |
|   |   | Actual Value<br>Or                                 | <u>\$</u>   |  |
| The purchase price (Recordation of d  | e or actual value claimed on this form can be verified ocumentary evidence is not required)   | Assessor's Market V                                | alue <u>\$</u><br>imentary evidence: (check one)                                    |  |
| Bill of Sale XSales Con Closing Sta   | tract   | 0.00.00.   | Other:  |  |
| If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.    |   |  |   |  |
| Grantor's name at mailing address.  | Instruct<br>ad mailing address - provide the name of the person   | ions<br>or persons conveying in                    | nterest to property and their current   |  |
| Grantee's name a  | nd mailing address - provide the name of the person   | or persons to whom int                             | terest to property is being conveyed.   |  |
| Property address property was con   | <ul> <li>the physical address of the property being conveye<br/>veyed.</li> </ul>   | d, if available. Date of                           | Sale - the date on which interest to the  |  |
| 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 instrument offere market value.   | the property is not being sold, the true value of the paid of the | roperty, both real and peonducted by a license     | personal, being conveyed by the ed appraiser or the assessor's current              |  |
| the property as d   | wided and the value must be determined, the current etermined by the local official charged with the responser will be penalized pursuant to <u>Code of Alabama</u>   | ousidinth or varming he                            | value, excluding current use valuation, of operty for property tax purposes will be |  |
| I attest, to the be<br>understand that a  | st of my knowledge and belief that the information canny false statements claimed on this form may result   | ontained in this docum<br>in the imposition of the | ent is true and accurate. I further e penalty indicated in Code of Alabama          |  |

1975 § 40-22-1 (h).

Seller Name: Clayton Properties Group, Inc.

Date: //25/2029

Clay tob 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
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