

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.

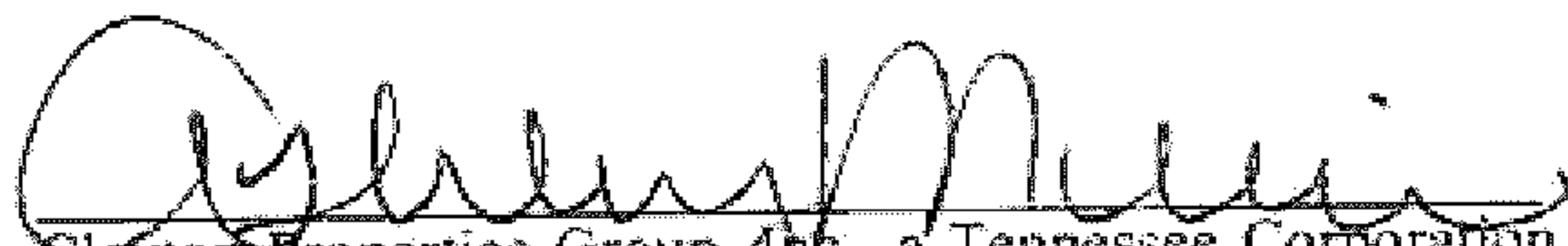
**Note:** \$528,048.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**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 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 Miller, as Assistant Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 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.

Given under my hand and official seal this the 25 day of January, 2024.



  
Notary Public

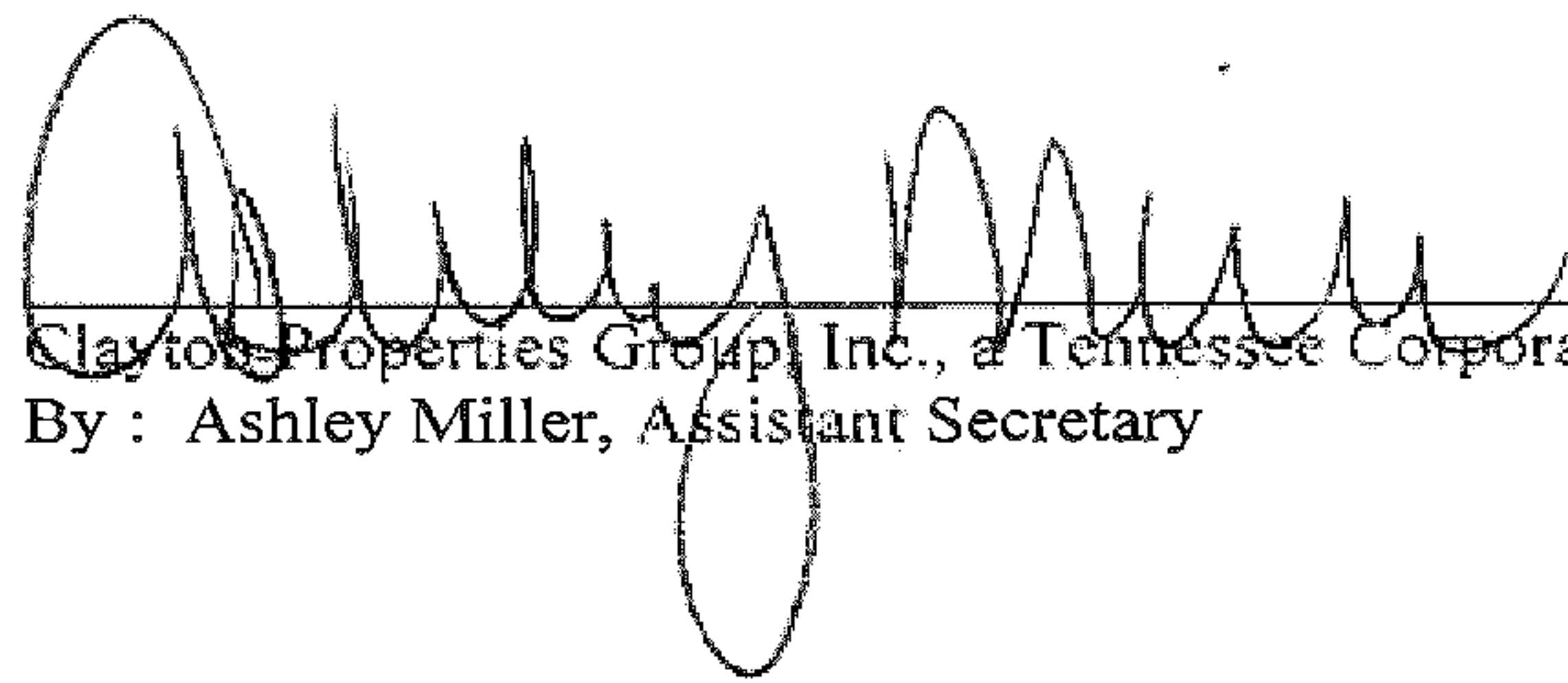
My Commission Expires: 5/27/2024

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

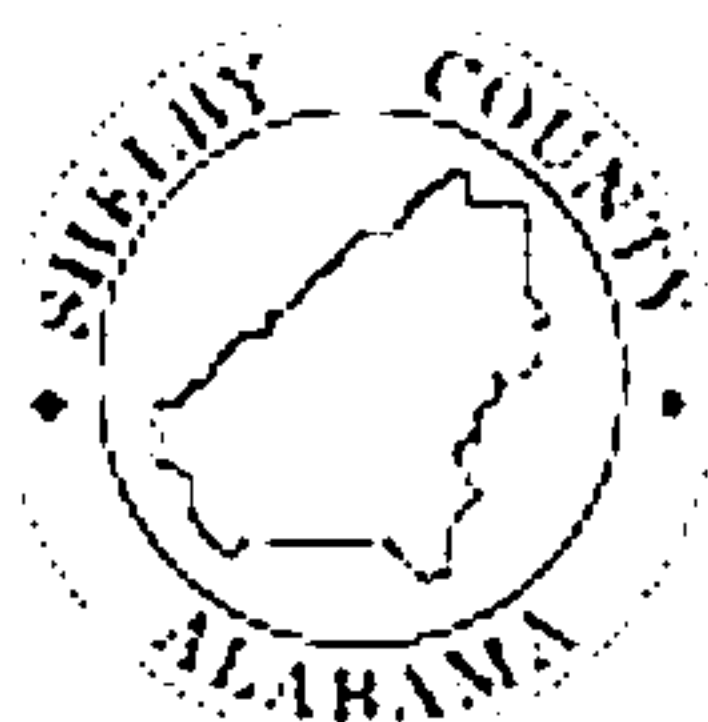
Or  
Assessor's Market Value \$ \_\_\_\_\_

Seller Name: Clayton Properties Group, Inc.

Date: 1/25/2024

  
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  
01/31/2024 02:46:23 PM  
\$163.50 JOANN  
20240131000025340

