This Instrument Prepared By:
David L. Glenn
MASSEY STOTSER & NICHOLS, P.C.
1780 Gadsden Highway
Birmingham, Al 35235

Send Tax Notice To: Clayton Properties Group, Inc. 3111 Timberlake Drive Birmingham, AL. 35243

STATE OF ALABAMA (SHELBY COUNTY (STATE OF ALABAMA)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED THOUSAND AND NO/100 (\$500,000.00) Dollars in hand paid to **DOMAIN TIMBERLAKE MULTISTATE**, **LLC**, a **Delaware limited liability company**, ("hereinafter referred to as "Grantor") by **CLAYTON PROPERTIES GROUP**, **INC.**, a **Tennessee corporation**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 228, 238, 244, and 248, according to the Survey of the Final Plat of the Subdivisions of The Foothills at Blackridge, Phase 2, as recorded in Map Book 58, Page 9A & 9B, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, its successors and assigns forever, by, though, or under Grantor, subject however to the following:

- 1. Taxes for the current year and subsequent years, not yet due or payable.
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, if any.

IN WITNESS WHEREOF, the undersigned, Houdin Honarvar, as Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate, LLC, a Delaware Limited Liability Company, has hereunto set its signature seal, on this the _____ day of April, 2024.

GRANTOR:

DOMAIN TIMBERLAKE MULTISTATE, LLC a Delaware Limited Liability Company

By: Domain Timberlake Holdings, LLC

Its: Manager

By: Houdin Honarvar

Its: Authorized Signatory

STATE OF NEW YORK ()
COUNTY OF NEW YORK ()

MEM YORK COUNTY:

COMM. EXP.

04-25-2026

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC the Manager of Domain Timberlake Multistate, LLC, a Delaware Limited Liability Company, 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, he, in his capacity as said Authorized Signatory and with full authority, executed the same voluntarily for and as the act of the said company.

Given under my hand and official seal, this the ______ day of April, 2024.

Notary Public

My Commission Expirés: 64-25-2026

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975. Section 40-22-1

	i nis Document must ve jueu in di	ccoruunce wiii	i Coue oj Alabama 19	75, Section 40-22-1
	590 Madison Avenue, 13th Floor		Grantee's Name Mailing Address Birmingham, AL. 352	<u>Clayton Properties Group, Inc.</u> 3111 Timberlake Drive 243
Property Address	Lots 228, 238, 244 and 248 Blackridg Hoover, AL 35244	ge	Date of Sale Total Purchase Price Or Actual Value Or	April 3, 2024 \$500,000.00 \$
•	e or actual value claimed on this form ocumentary evidence is not required)	can be verified	Assessor's Market Vallin the following docu	
Bill of Sale X Sales Cont Closing State	ract	Appraisal		Other:
If the conveyance is not required.	document presented for recordation co	ontains all of th	ne required information	referenced above, the filing of this form
	<u> </u>	Instruction	nns	
Grantor's name an mailing address.	d mailing address - provide the name			terest to property and their current
Grantee's name an	d mailing address - provide the name	of the person c	r persons to whom inte	erest to property is being conveyed.
Property address - property was conv		eing conveyed	, if available. Date of S	Sale - the date on which interest to the
Total purchase pri- offered for record.		hase of the pro	perty, both real and per	rsonal, being conveyed by the instrument
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the property as det		with the respon	nsibility of valuing pro	value, excluding current use valuation, of perty for property tax purposes will be
				nt is true and accurate. I further penalty indicated in <u>Code of Alabama</u>
Name: Domain Ti	mberlake Multistate, Inc.		Date: 3 day of A	pril, 2024.
By: Mand	ke Multistate, Inc., a Delaware Corpor 1. Magaziania (1994) 1. Magaziania (1994) 1. Var, Authorized Signatory	ation		(Verified)
	Filed and Record Official Public R			

Judge of Probate, Shelby County Alabama, County

Form RT-1

alli 5. Beyl

Clerk

Shelby County, AL

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