Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2024-7392

Send Tax Notice to:
Theodis Sanders, III and Jerlanda Sanders
3810 West View Way
Hoover, AL 35244

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 EIGHT HUNDRED THIRTY THREE THOUSAND EIGHT HUNDRED THIRTY SIX AND 00/100 DOLLARS (\$833,836.00) 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 Theodis Sanders III, husband and Jerlanda Sanders, wife, (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 240, 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.

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: \$766,550.00 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 Mill conveyance, has hereto set its signature and seal, this the	ler, as Assistant Secretary who is authorized to execute this day of
Hayton 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 an Miller, whose name as Assistant Secretary of Clayton Propertic foregoing conveyance, and who is known to me, acknowledged conveyance, she, in her capacity as such officer and with full accorporation, on the day the same bears date. Given under my hand and official seal this the	before me on this day that, being informed of the contents of the uthority executed the same voluntarily for and as the act of said
NOTARY PUBLISHING TATE OF ALABRITHMENT AND THE OF ALAB	Notary Public My Commission Expires: 5-1-2028

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.		Gran	itee's Name	Theodis Sanders, III and Jerlanda	
Mailing Address	3111 Timberlake Drive			Sanders	
	Vestavia Hills, AL 35243	Mail	ing Address	1052 Seminole Place	
				Calera, AL 35040	
Property Address	3810 West View Way				
	Hoover, AL 35244	Date	of Sale	<u>July 2, 2024</u>	
		Tota	1 Purchase Price	\$833,836.00	
			Or		
	Actu	ıal Value	<u>\$</u>		
		Or			
		Asse	Assessor's Market Value \$		
4 •	e or actual value claimed on this forn		e following docu	mentary evidence: (check one)	
(Recordation of do	ocumentary evidence is not required)				
Bill of Sale	·	Appraisal			
X Sales Cont	ract			Other:	
Closing Star	tement				
If the conveyance is not required.	document presented for recordation	contains all of the req	uired information	n referenced above, the filing of this for	m
		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.

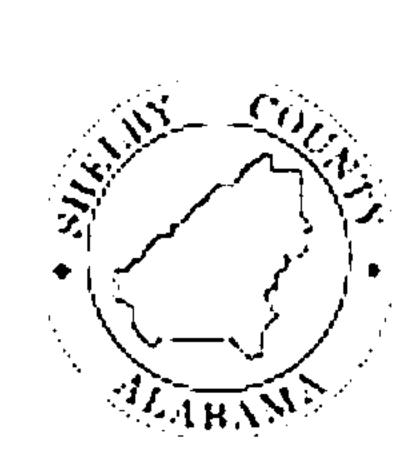
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

Seller Name: Clayton Properties Group, Inc.

7-2-2024 Date:

Clayton Properties Grøup, 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** 07/05/2024 09:31:41 AM **\$98.50 BRITTANI** 20240705000203120

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