



This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Adair Properties, L.L.C.
P.O. Box 360750
Birmingham, AL 35236

STATE OF ALABAMA)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Forty Five Thousand Eight Hundred Twenty Four and 47/100 (\$645,824.47)**, and other good and valuable consideration, this day in hand paid to the undersigned, **James Mark Clayton, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Adair Properties, L.L.C., an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any part of subject property lying within any road right-of-way.
4. Riparian rights associated with the Creek under applicable State and/or Federal law.
5. Subject to easements recorded in Inst. No. 2020-1695; Inst. No. 2006-15388; Inst. No. 2003-62649; Inst. No. 2006-15387; Inst. No. 2006-15385 and Inst. No. 2006-15386.
6. Right-of-way granted to Alabama Power Company recorded in Volume 231, Page 260 and Volume 240, Page 671.

The property conveyed herein does not constitute the homestead of the grantor not that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said GRANTOR, James Mark Clayton, has hereunto set his hand and seal
this the 25th day of June, 2024.

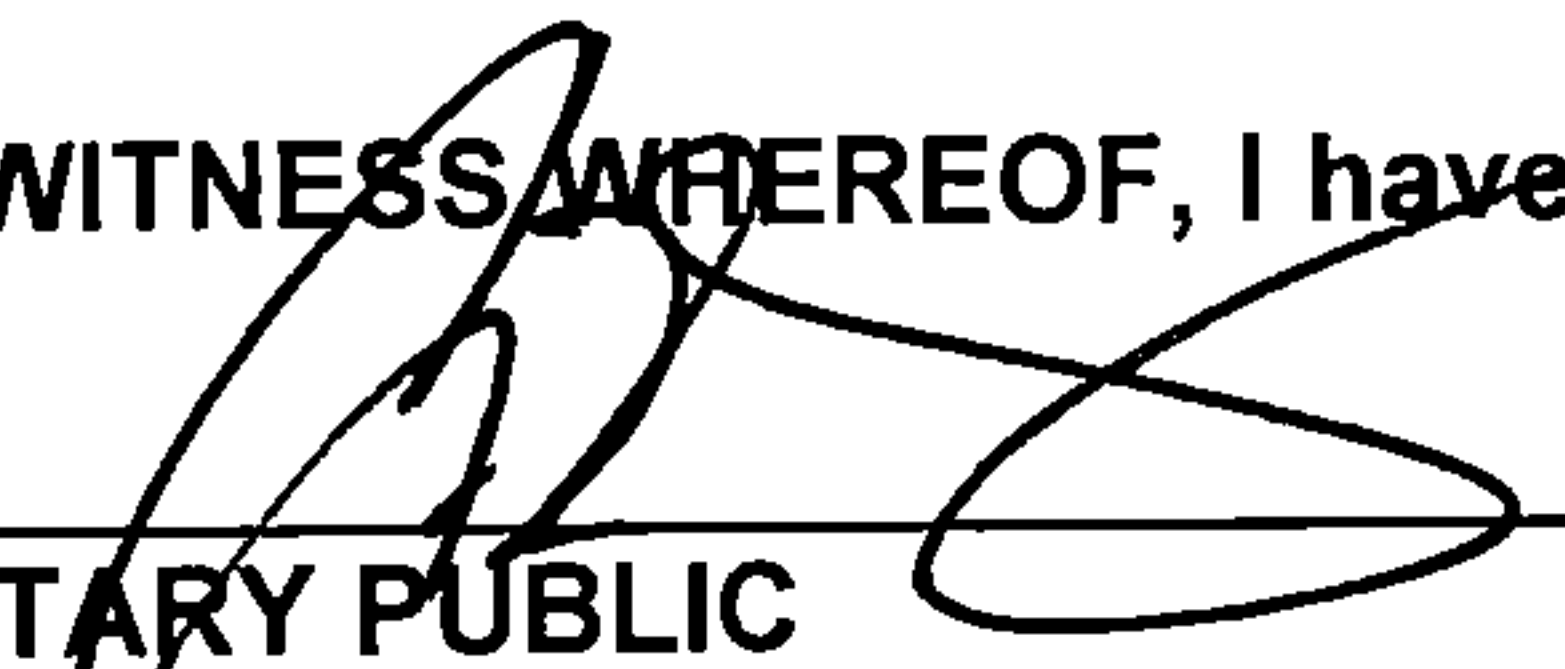

James Mark Clayton

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Mark Clayton, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of June, 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2027

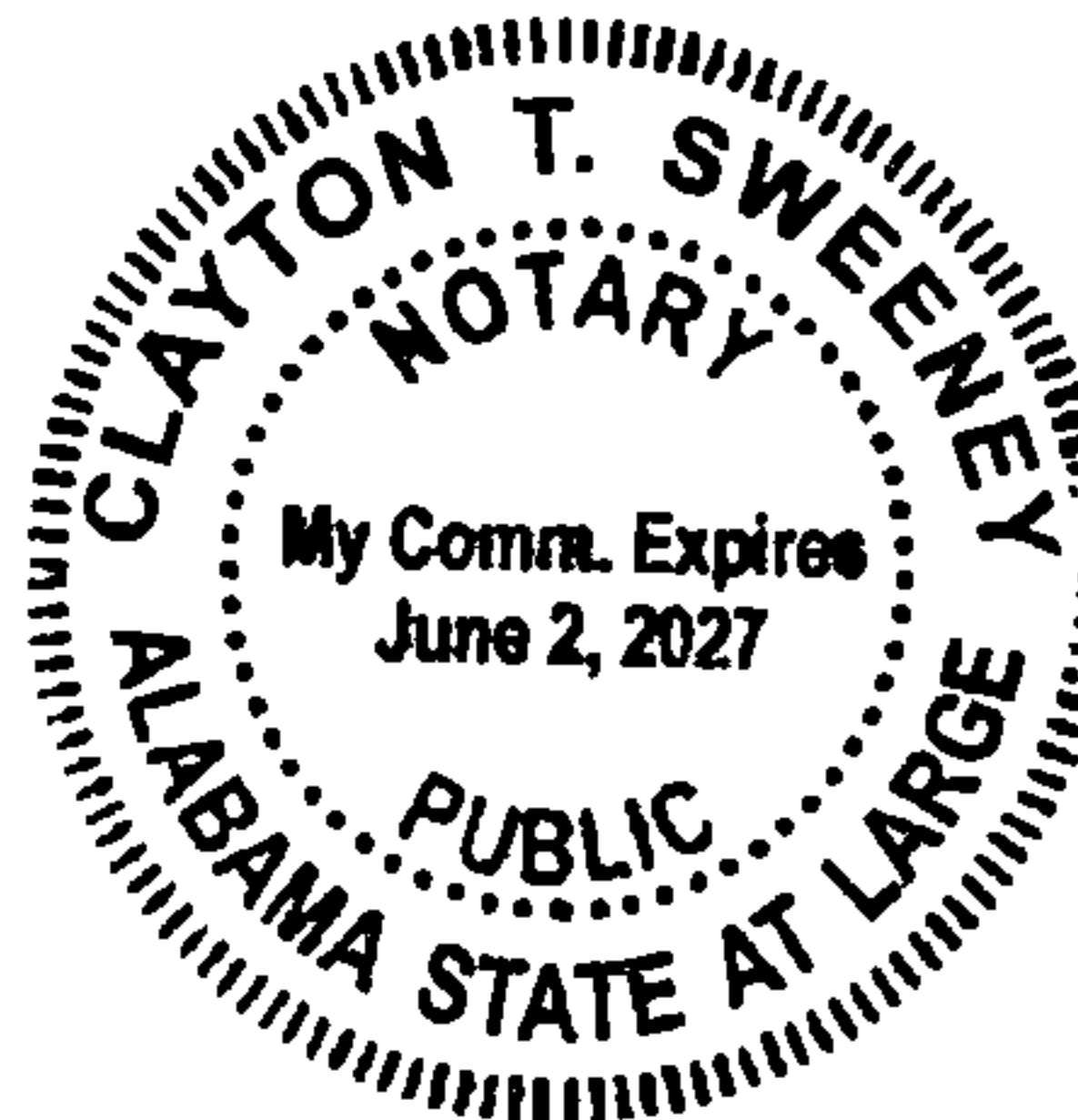


EXHIBIT "A"

Legal Description

Parcel I

The SE $\frac{1}{4}$ of Section 28, Township 17 South, Range 1 East, Shelby County, Alabama.

Parcel II

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, at an angle iron locally accepted as the corner, the point of beginning and run South 45 degrees 08 minutes 59 seconds East near the existing fence line 570.09 feet to a 1 inch crimped pipe corner; thence South 45 degrees 04 minutes 54 seconds West 108.89 feet to a $\frac{5}{8}$ inch rebar corner; thence North 89 degrees 33 minutes 27 seconds West 210.56 feet to a set $\frac{1}{2}$ inch rebar corner; thence South 0 degrees 16 minutes 46 seconds West 210.14 feet to a found $\frac{5}{8}$ inch rebar corner; thence North 89 degrees 39 minutes 33 seconds West 115.42 feet to an "X" mark in a stone corner along the Westerly $\frac{1}{4}$, $\frac{1}{4}$ line; thence North 0 degrees 00 minutes 18 seconds West 686.77 feet to the point of beginning, being a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama.

ALSO an access and utility easement, 30 feet in width, more particularly described as follows: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, at an angle iron locally accepted as the corner and run South 0 degrees 00 minutes 18 seconds East along the $\frac{1}{4}$, $\frac{1}{4}$ line 686.77 feet to an "X" mark in a stone corner; thence continue South 0 degrees 01 minutes 31 seconds East 310.46 feet to the Northwest end of Hilltop Road; thence along the Westerly boundary of the easement herein described the following courses: North 0 degrees 01 minutes 31 seconds West 138.95 feet, North 45 degrees 36 minutes 13 seconds East 118.85 feet, North 0 degrees 16 minutes 46 seconds East 87.86 feet to the Southerly boundary of the property heretofore described; thence South 89 degrees 39 minutes 33 seconds East along the South boundary line 30.00 feet; thence along the Easterly boundary of the easement herein described the following courses, South 0 degrees 16 minutes 46 seconds West 100.35 feet, South 45 degrees 36 minutes 13 seconds West 118.75 feet, South 0 minutes 01 seconds 31 seconds East 126.33 feet to the Northerly end Hilltop Road, thence South 89 degrees 58 minutes 29 seconds West 30.00 feet to the point of beginning.

ALSO

Easement for Ingress, Egress and Utilities

The following describes an easement crossing the property of Martin P. Leonard and Joyce T. Leonard as recorded in Instrument No. 1993-19207 in the office of Judge of Probate, Shelby County and will be owned by James E. Roberts and James Mark Clayton to access property that they own as recorded in Instrument No. 2001-4005 in the office of the Judge of Probate, Shelby County.

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Easement Part 1

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, and iron pin with yellow plastic cap set; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 520.00 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap found; thence turn 88°57'35" left and run westerly for a distance of 295.00 feet to the center of a road and the point of beginning of the centerline of an easement for ingress,



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egress and utilities 60 feet in width; thence turn 88°57'34" right and run northerly along said easement for a distance of 63.50 feet to a point in the center of an asphalt driveway; thence turn 28°54'26" right and run northeasterly along said easement for a distance of 59.37 feet to a point; thence turn left 16°28'09" left and run northeasterly for a distance of 149.04 feet; thence turn 50°11'08" right and run northeasterly along said easement for a distance of 225.84 feet to a point; thence turn left 19°59'35" left and run northeasterly for a distance of 48.16 feet to the end of said easement centerline at a point on the grantee's west property line that is 405.65 feet north of the point of commencement; making a closing left interior angle of 42°46'16" to the final easement course.

Easement Part 2

Begin at the NE corner of the NW ¼ of the NE ¼ of Section 33, Township 17 South, Range 1 East, an angle corner found; thence run South along the East line of said ¼ ¼ section for a distance of 86.03 feet to point; thence turn 135°46'35" right and run northwesterly for a distance of 123.30 feet to a point on the North line of said ¼ ¼ section; thence turn 135°46'34" right and run East along said North line of said ¼ ¼ section for a distance of 86.03 feet to point of beginning; making a closing left interior angle of 91°33'09".

Parcel III (25% interest)

A part of the NW ¼ of the NE ¼ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the NW ¼ of the NE ¼ of Section 33, Township 17 South, Range 1 East, an iron pin with yellow plastic cap set; thence run North along the East line of said ¼ - ¼ section for a distance of 520.00 feet to a ½" iron pin with yellow plastic cap found; thence turn 88°57'35" left and run westerly for a distance of 350.00 feet to a ½" iron pin with yellow plastic cap set; thence turn 91°02'23" left and run southerly for a distance of 520.35 feet to a ½" iron pin with yellow plastic cap set; thence turn left 89°01'00" left and run easterly for a distance of 350.00 feet to the point of beginning, making a closing right interior angle of 89°00'58".

ALSO

A lot or parcel of land situated in the Southwest quarter Northeast quarter, Section 33, Township 17 South, Range 1 East, more particularly described as follows: Commence at the point of intersection of the East line of the above said quarter-quarter and the North right of way of a county road for a point of beginning. Thence run North along the East line a distance of 250.00 feet; thence run West a distance of 135.00 feet; thence run South a distance of 250.00 feet; thence run East a distance of 135.00 feet to the point of beginning.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name James Mark Clayton
Mailing Address 5330 Meadowlark Lane
Birmingham, AL 35242

Grantee's Name Adair Properties, L.L.C.
Mailing Address P.O. Box 360750
Birmingham, AL 35236

Property Address Metes and Bounds

Date of Sale June 25, 2025

Total Purchase Price \$ _____

or

Actual Value \$ 645,824.47

or

Assessor's Market Value \$ _____

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/ Assessor's Appraised Value
☐ 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; _____

Print James Mark Clayton

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)