

This Instrument Prepared By:  
David Morton, Esq.  
Maynard Nexsen PC  
1900 6<sup>th</sup> Avenue North, Suite 1700  
Birmingham, AL 35203

Send Tax Notices To:  
Clayton Properties Group, Inc.  
c/o Harris Doyle Homes  
3111 Timberlake Drive  
Birmingham, AL 35243  
Attn: Brooks Harris

Upon Recording Return To:  
Domain Timberlake Multistate, LLC  
590 Madison Ave, 13th Floor  
New York, NY 10022

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation (hereinafter referred to as "**Grantor**") by DOMAIN TIMBERLAKE MULTISTATE, LLC, a Delaware limited liability company (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 (the "**Property**"), to-wit:

**See Exhibit A attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever; subject, however to the following:

1. Taxes for the current year 2024 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.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Clayton Properties Group, Inc.  
5000 Clayton Road

Grantee's Name and Mailing Address:

Domain Timberlake Multistate, LLC  
590 Madison Avenue , 13<sup>th</sup> Floor

Maryville, TN 37804

New York, NY 10022

Property Address: See Exhibit A attached hereto

Value: \$2,353,610.00

The Value of the Property can be verified by the closing statement.


Made as of the 30th day of September, 2024.

[Signature Page to Follow]

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Brooks Harris, who is authorized to execute this conveyance, has hereto set its signature and seal on the date set forth below, to be effective as of the date first set forth above.

**GRANTOR:**

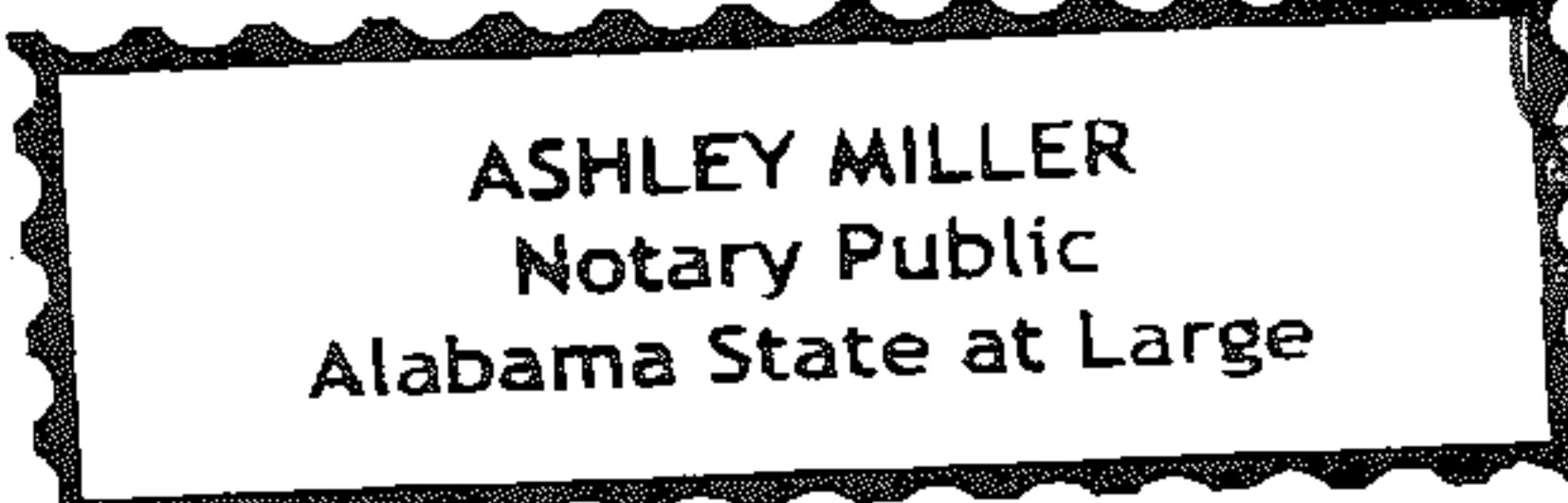
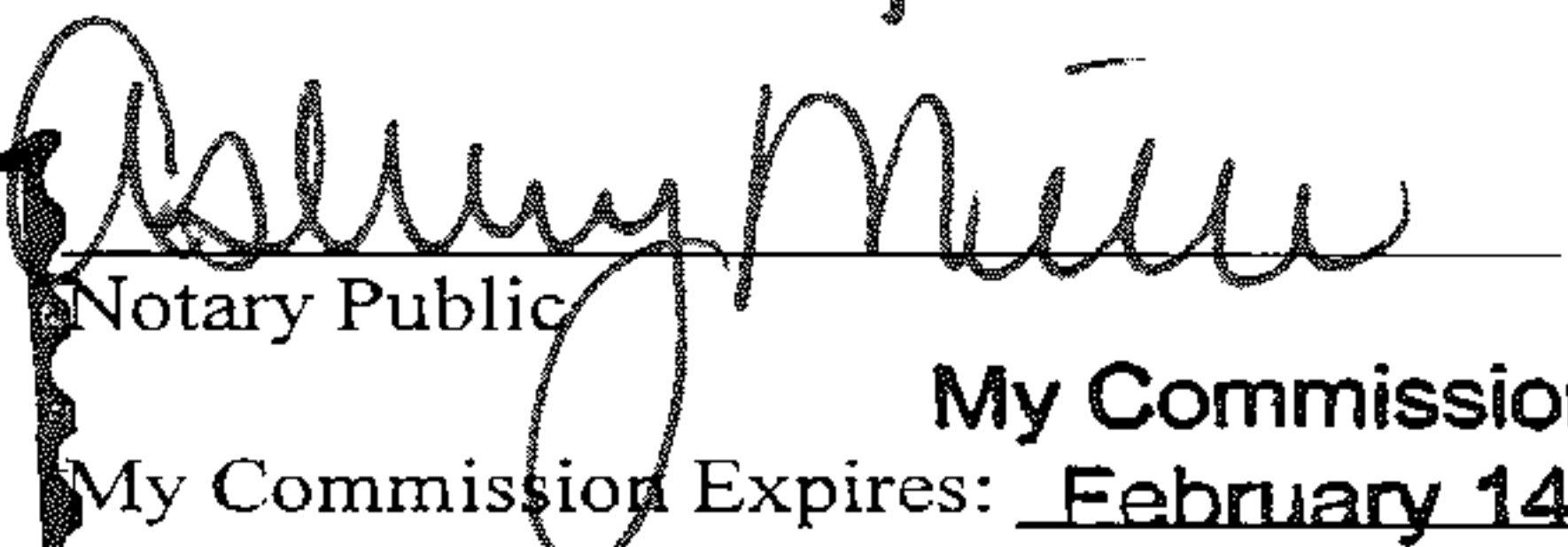
**CLAYTON PROPERTIES GROUP, INC.,**  
a Tennessee corporation

By:   
Name: Brooks Harris  
Its: Vice President

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brooks Harris, whose name as Vice President of Clayton Properties Group, Inc. 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, as such officer and with full authority executed the same voluntarily for and as the act of the said corporation on the day the same bears date.

Given under my hand and official seal, this the 10 day of September 2024.

   
Ashley Miller  
Notary Public  
My Commission Expires: February 14, 2026

**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

**Foothills at Blackridge Phase 3**

A parcel of land situated in the Northeast  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of Section 7, the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, and the Northeast  $\frac{1}{4}$  of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

**BEGIN** at a 3 inch capped pipe at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, and run N  $00^{\circ}14'22''$  W along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 1311.19 feet to a 3 inch capped pipe at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7; thence run N  $89^{\circ}43'47''$  W for a distance of 1330.07 feet along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section to a 3 inch capped pipe at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7; thence run N  $89^{\circ}45'06''$  W for a distance of 1329.05 feet along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; to a 3 inch capped pipe at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7; thence leaving said  $\frac{1}{4}$  -  $\frac{1}{4}$  line run S  $89^{\circ}29'00''$  W for a distance of 1329.08 feet to a point on the West line of Section 7; thence run N  $00^{\circ}31'00''$  W for a distance of 1346.46 feet along said West line to a WSE capped iron at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7, thence run S  $89^{\circ}27'48''$  E for a distance of 1332.10 feet to a 1  $\frac{1}{2}$  inch crimp at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7; thence leaving said  $\frac{1}{4}$  -  $\frac{1}{4}$  line run S  $72^{\circ}17'36''$  E for a distance of 1389.85 feet; thence run S  $55^{\circ}09'34''$  E for a distance of 139.81 feet; thence run N  $09^{\circ}10'51''$  W for a distance of 550.66 feet; thence run N  $52^{\circ}15'28''$  E for a distance of 207.11 feet to the Southernmost corner of Lot 24 according to the plat of Southpointe Ridge subdivision; thence N  $46^{\circ}09'01''$  E for a distance of 452.71 feet along the Southeastern boundary of said subdivision; thence leaving said subdivision run S  $46^{\circ}31'23''$  E for a distance of 762.14 feet; thence run S  $43^{\circ}28'37''$  W for a distance of 18.29 feet; thence run S  $46^{\circ}31'23''$  E for a distance of 170.00 feet; thence run S  $43^{\circ}28'37''$  W for a distance of 86.85 feet to the Northwestern boundary of Lot 229 according to the plat of Foothills at Blackridge Phase 2, thence continue along the same course and along the Northwestern boundary of said subdivision for a distance of 463.00 feet; thence run S  $46^{\circ}31'23''$  E for a distance of 170.00 feet along said subdivision to a point on the Northwestern right-of-way of Burnham Place; thence run S  $43^{\circ}28'37''$  W for a distance of 95.00 feet along said right-of-way; thence with a curve turning to the right with an arc length of 39.27 feet, with a radius of 25.00 feet, with a chord bearing of S  $88^{\circ}28'37''$  W, with a chord length of 35.36 feet along said right-of-way to the right-of-way of Blackridge Circle; thence for the next five courses along said Blackridge Circle right-of-way S  $43^{\circ}28'37''$  W for a distance of 50.00 feet; thence run S  $46^{\circ}31'23''$  E for a distance of 358.65 feet; thence with a curve turning to the left with an arc length of 213.69 feet, with a radius of 275.00 feet, with a chord bearing of S  $68^{\circ}47'01''$  E, with a chord length of 208.35 feet; thence run N  $88^{\circ}57'21''$  E for a distance of 121.66 feet; thence with a curve turning to the right with an arc length of 37.61 feet, with a radius of 25.00 feet, with a chord bearing of S  $47^{\circ}56'34''$  E, with a chord length of 34.16 feet to the right-of-way of Calvert Circle; thence for the next four courses along said Calvert Circle right-of-way run S  $04^{\circ}50'28''$  E for a distance of 58.78 feet; thence with a curve turning to the left with an arc length of 133.51 feet, with a radius of 200.00 feet, with a chord bearing of S  $23^{\circ}57'56''$  E, with a chord length of 131.05 feet; thence run S  $43^{\circ}05'24''$  E for a distance of 6.23 feet; thence run N  $46^{\circ}54'36''$  E for a distance of 50.00 feet to the South boundary of Lot 242 according to the plat of Foothills at Blackridge Phase 2, thence for the next six courses along the boundary of said Foothills at Blackridge Phase 2 run N  $77^{\circ}26'25''$  E for a distance of 197.36 feet; thence run S  $43^{\circ}05'24''$  E for a distance of 540.00 feet; thence run S  $29^{\circ}56'07''$  E for a distance of 14.66 feet; thence run N  $42^{\circ}22'54''$  E for a distance of 170.87 feet; thence run N  $46^{\circ}00'49''$  E for a distance of 50.00 feet; thence N  $46^{\circ}54'36''$  E for a distance of 165.00 feet to a point on the boundary of Lot 111 according to the plat of Foothills at Blackridge Phase 1; thence run S  $43^{\circ}05'24''$  E for a distance of 174.21 feet along said boundary of Foothills at Blackridge Phase 1; thence run S  $81^{\circ}26'27''$  E for a



distance of 338.57 feet along said boundary of Foothills at Blackridge Phase 1 to a point on the Western right-of-way of Blackridge Parkway; thence for the next three courses along said Blackridge Parkway right-of-way run S 12°10'01" E for a distance of 80.64 feet; thence with a curve turning to the right with an arc length of 209.75 feet, with a radius of 491.50 feet, with a chord bearing of S 0°03'31" W, with a chord length of 208.16 feet, thence run S 12°17'04" W for a distance of 245.73 feet; thence leaving said right-of-way run N 77°42'56" W for a distance of 18.00 feet; thence S 12°17'04" W for a distance of 38.24 feet; thence with a curve turning to the right with an arc length of 92.63 feet, with a radius of 473.50 feet, with a chord bearing of S 17°53'19" W, with a chord length of 92.48 feet; thence run S 23°29'34" W for a distance of 97.99 feet; thence run S 62°16'08" W for a distance of 705.42 feet; thence run S 42°02'44" W for a distance of 1027.68 feet; thence run S 00°41'30" E for a distance of 589.60 feet; thence run S 89°57'32" W for a distance of 1214.82 feet; thence N 38°40'24" E for a distance of 1703.85 feet to a point on the South line of the Southwest ¼ of the Southeast ¼ of Section 7; thence run S 89°58'48" E along said South line for a distance of 148.41 feet to the **POINT OF BEGINNING**. Said parcel containing 173.3 acres, more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/02/2024 09:14:21 AM  
 \$2391.00 CHARITY  
 20241002000307730

*Allen S. Beyle*

### 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.  
 Mailing Address 3111 Timberlake Drive  
Vestavia Hills, AL 35243

Grantee's Name Domain Timberlake Multistate, LLC  
 Mailing Address 590 Madison Avenue  
13th Floor  
New York, NY 10022

Property Address Acreage in Blackridge Sector  
Hoover, AL 35244

Date of Sale September 30, 2024  
 Total Purchase Price \$2,353,610.00  
 Or  
 Actual Value \$  
 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  
  X   Sales Contract  
   Closing Statement  
   Appraisal  
   Other:

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).

Name: Massey, Stotser & Nichols, PC

Date: 30th day of September, 2024

Massey, Stotser & Nichols, PC

By: *David Glenn*  
 David Glenn, Attorney

*Angie Brown* (Verified)