Neither Title nor Survey Examined by Preparer at the request of the parties herein

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 (

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00) Dollars in hand paid to **DOMAIN TIMBERLAKE MULTISTATE 2**, **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:

Lot 320, according to the Survey of Simms Landing, Phase 3, as recorded in Map Book 60, Page 2, in the Probate Office 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 2, LLC, a Delaware Limited Liability Company, has hereunto set its signature seal, on this the day of December, 2024.

GRANTOR:

DOMAIN TIMBERLAKE MULTISTATE 2,

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 ()

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 2, 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 26^{+6} day of November, 2024.

JOSEPHINE G CIMINO NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01CI0026551 Qualified in Nassau County

My Commission Expires (25028)

Notary Public

My Commission Expires: 7-5-2028

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Domain Timberlake Multistat 590 Madison Avenue 13th Floor	te 2, LLC	Grantee's Name Mailing Address	Clayton Properties Group, Inc. 3111 Timberlake Drive Birmingham, AL 35243
	New York, NY 10022			Diffiningnam, ALL JJZ-J
D	5102 C' D'1		Date of Sale	December 6, 2024
Property Address	5193 Simms Ridge Pelham, AL 35124		Total Purchase Price Or	\$85,000.00
	<u>r oman, red oo re r</u>		Actual Value	<u>\$</u>
			Or	
	ce or actual value claimed on this locumentary evidence is not req		Assessor's Market Vall in the following docu	
Bill of Sale	e e	Appraisal		
X Sales Con Closing Sta	tract	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		Other:
If the conveyance is not required.	document presented for record	lation contains all of th	ne required information	n referenced above, the filing of this form
		Instruction	ons	
Grantor's name ar mailing address.	nd mailing address - provide the	name of the person o	r persons conveying in	terest to property and their current
Grantee's name ar	nd mailing address - provide the	e name of the person o	r persons to whom into	erest to property is being conveyed.
Property address - property was conv		perty being conveyed	, if available. Date of S	Sale - the date on which interest to the
Total purchase prooffered for record		he purchase of the proj	perty, both real and pe	rsonal, being conveyed by the instrumen
	the property is not being sold, the difference of the difference o	_		ersonal, being conveyed by the appraiser or the assessor's current
the property as de		harged with the respon	sibility of valuing pro	value, excluding current use valuation, or perty for property tax purposes will be
	ny false statements claimed on t			nt is true and accurate. I further penalty indicated in Code of Alabama
Name: Domain T	imberlake Multistate 2, LLC		Date:	2-6-2024
	ke Multistate 2 TTC			

Domain Timberlake Multistate 2, LLC

Houdin Honarvar, Authorized Signatory

Filed and Recorded
Official Public Records
Judge of Probate, Shelby Co

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL 12/09/2024 01:12:44 PM \$113.00 BRITTANI 20241209000378120 Form RT-1

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