

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 THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 (\$375,000.00) 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 237, 255 and 256, 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 7 day of January, 2025.

GRANTOR:

DOMAIN TIMBERLAKE MULTISTATE, LLC
a Delaware Limited Liability Company

By: Domain Timberlake Holdings, LLC
Its: Manager

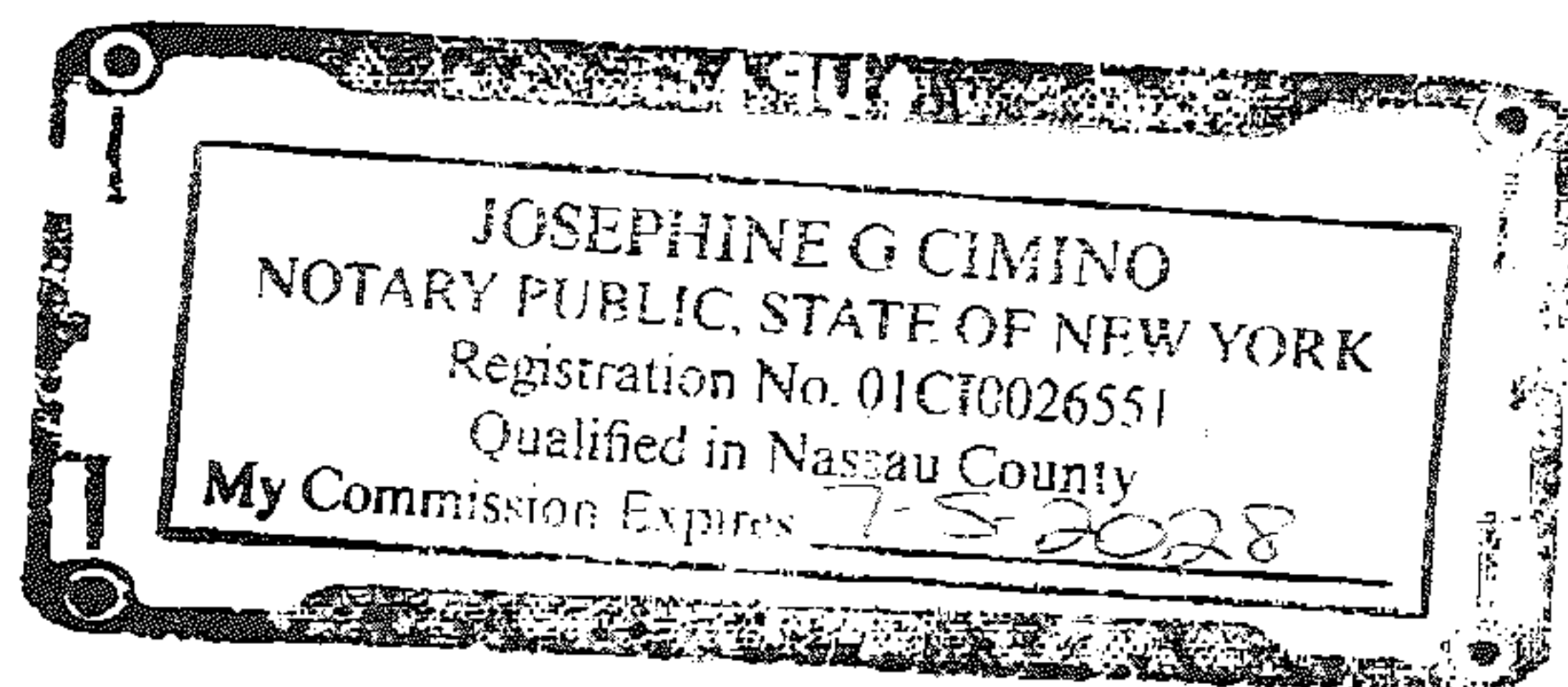


By: Houdin Honarvar
Its: Authorized Signatory

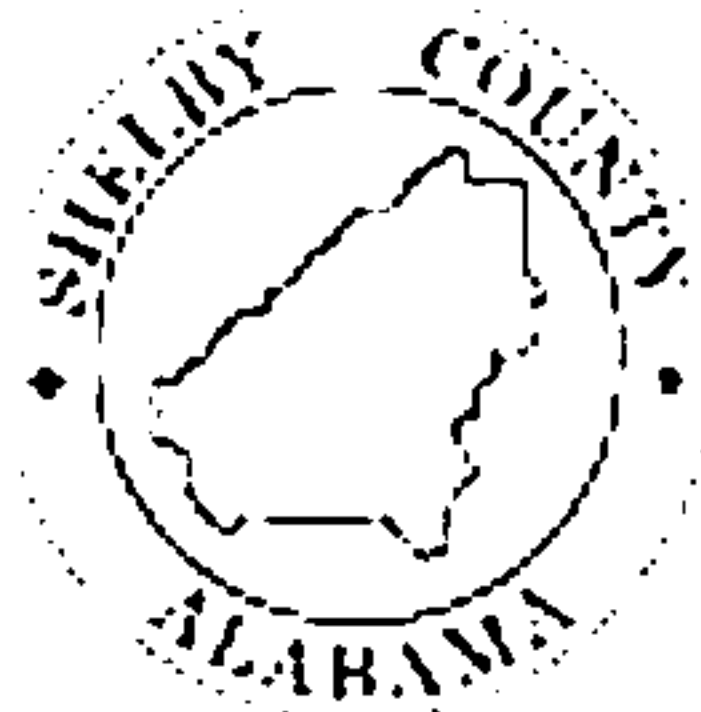
STATE OF NEW YORK ()
COUNTY OF NEW YORK ()

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 7th day of January, 2025.


Notary Public

My Commission Expires: 7-5-2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2025 09:07:37 AM
 \$403.00 PAYGE
 20250109000009600

Allen S. Bayl

Real Estate Sales Validation Form

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

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

Grantee's Name Clayton Properties Group, Inc.
 Mailing Address 3111 Timberlake Drive
Birmingham, AL 35243

Property Address 3441 Blackridge Circle, 4104 and 4108
Blackridge Crest
Hoover, AL 35244

Date of Sale January 7, 2025
 Total Purchase Price \$375,000.00
 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 ☐ Appraisal
☒ 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).

Name: Domain Timberlake Multistate, LLC

Date: 7th day of January, 2025

Domain Timberlake Multistate, LLC

By: Houdin Honarvar
 Houdin Honarvar, Authorized Signatory

Clayton Honarvar (Verified)