

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 SEVEN HUNDRED SIXTY-FIVE THOUSAND AND 00/100 (\$765,000.00) 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:

Lots, 319, 322, 323, 324, 336, 337, 228 and 343, 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.

Also,

Lot 321A, according to the Resurvey of Lot 321, Simms Landing, Phase 3, as recorded in Map Book 60, Page 29, 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 7 day of January, 2025.

**GRANTOR:**  
**DOMAIN TIMBERLAKE MULTISTATE 2,**  
**LLC**  
a Delaware Limited Liability Company

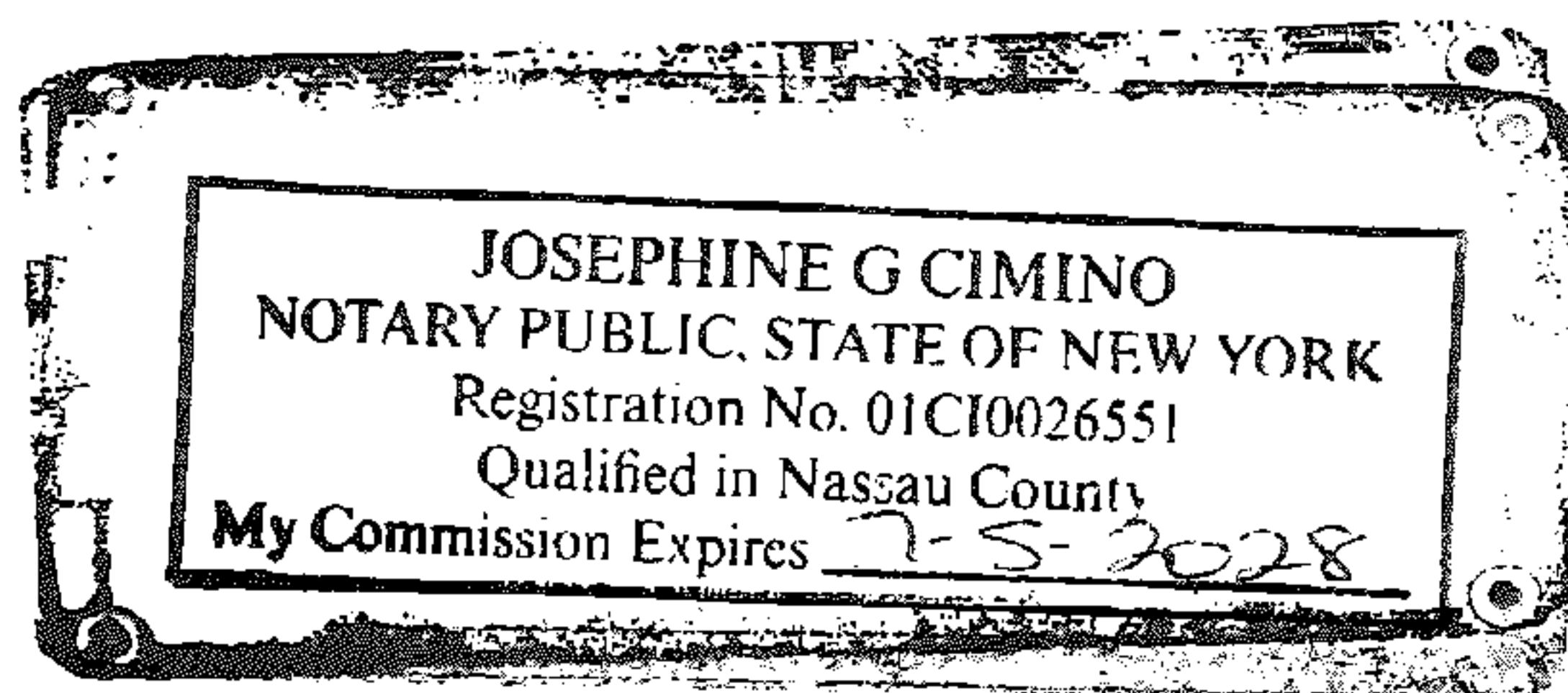
By: Domain Timberlake Holdings, LLC  
Its: Manager

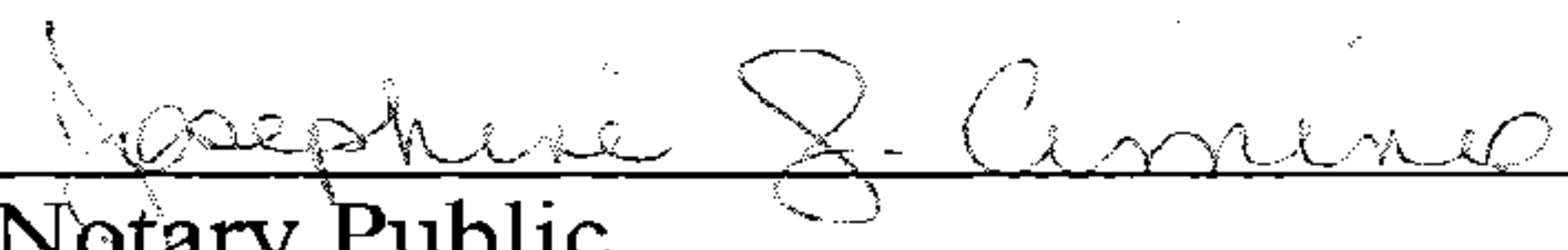
  
By: Houdin Honarvar  
Its: Authorized Signatory

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 7<sup>th</sup> day of January, 2025.



  
Notary Public

My Commission Expires: 7-5-2028

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

Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ \_\_\_\_\_

Allen S. Beryl