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 ______ 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 $\frac{1}{1}$ day of January, 2025.

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 5-2028

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

	This Document must be filed	d in accordance wi	th Code of Alabama 19	75, Section 40-22-1	
Grantor's Name Mailing Address		2, LLC	Grantee's Name Mailing Address	Clayton Properties Group, Inc. 3!!! 7!Mberlake DR Birmingham, AL 35243	
	13th Floor New York, NY 10022		Date of Sale Total Purchase Price	January 7,2024	
Property Address	Lots 319, 321A, 322, 323, 324, 338 and 343, Simms Ridge	336, 337,	Or Actual Value	\$ 702,000.00 \$	
	Pelham, AL 35124		Or Assessor's Market Va	alue \$	
	e or actual value claimed on this ocumentary evidence is not requi				
Bill of Sale X Sales Contract Closing Statement		Appraisal	Appraisal Other:		
If the conveyance is not required.	document presented for recordat	tion contains all of t	the required information	n referenced above, the filing of this form	
		Instruct			
Grantor's name an mailing address.	d mailing address - provide the r	name of the person	or persons conveying in	terest to property and their current	
Grantee's name an	d mailing address - provide the r	name of the person	or persons to whom inte	erest to property is being conveyed.	
Property address - property was conv		erty being conveye	d, if available. Date of S	Sale - the date on which interest to the	
Total purchase pri offered for record.		e purchase of the pro	operty, both real and pe	rsonal, being conveyed by the instrument	
	he property is not being sold, the difference of the for record. This may be evidence		* 3,	ersonal, being conveyed by the dappraiser or the assessor's current	
the property as de		arged with the respo	onsibility of valuing pro	value, excluding current use valuation, of perty for property tax purposes will be	
•				nt is true and accurate. I further penalty indicated in Code of Alabama	
Name: Domain Ti	imberlake Multistate 2, LLC		Date:	day of January, 2025	
By:	ke Multistate 2, LLC Inc., a Dela <u>Marian Marian</u> var, Authorized Signatory	aware Corporation	- August Hole	8	
		Filed and F Official Pul	· ·		

Judge of Probate, Shelby County Alabama, County

Form RT-1

alling 5. Buyl

Clerk

Shelby County, AL

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