

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

SEND TAX NOTICE TO:  
Clayton Properties Group, Inc.  
3112 Blue Lake Dr., Suite 100  
Birmingham, Alabama 35243

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 14<sup>th</sup> day of February, 2025, by **EBSCO DEVELOPMENT COMPANY, INC.**, an Alabama corporation ("Grantor"), in favor of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):


1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
3. All easements, restrictions, reservations, rights-of-way and other matters of record.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
5. Right-of-way granted to Alabama Power Company recorded in Volume 182, Page 331, Volume 133, Page 213, Instrument No. 20221024000399200 and Instrument No. 20051031000563620 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").
6. Covenant and Agreement for Water Service recorded in Real 235, Page 611 in the Probate Office.
7. Development Agreement recorded in Instrument 20210615000292230 in the Probate Office.

8. Development Agreement recorded in Instrument 20220324000120060 in the Probate Office.
9. All matters which a current and accurate survey of the Property would indicate or disclose and all matters set forth on the recorded subdivision plat.
10. Riparian rights incident to the Property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**EBSCO DEVELOPMENT COMPANY, INC.**, an  
Alabama corporation


By:   
Printed Name: Nick Dawson  
Title: Vice President

STATE OF ALABAMA           )  
   :  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Nick Dawson, whose name as Vice President of EBSCO DEVELOPMENT COMPANY, INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation.

I, the undersigned, do hereby certify that under my hand and official seal, this the 14<sup>th</sup> day of February, 2025.



  
Notary Public

My commission expires: 11/9/2025

This instrument prepared by:  
Stephen R. Monk  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203



**EXHIBIT A****Legal Description of Property**

Hillsong at Mt Laurel – Phase 3 Purchase

A parcel of land situated in Southeast 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 3 Township 19 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the South line of said 1/4-1/4 section for a distance of 346.00 feet to the point of intersection of said South line and the Easterly right-of-way of South Olmsted Street; thence leaving said South line, turn a deflection angle to the left of 87°23'08" run in a Northerly direction along said right-of-way for a distance of 214.71 feet to an ALA ENG capped iron; thence turn a backsight angle to the left of 182°05'34" and run in a Northerly direction along said right-of-way for a distance of 200.71 feet to an ALA ENG capped iron, said point being the POINT OF BEGINNING; thence continue along the previously described course and along said right-of-way for a distance of 234.85 feet to an ALA ENG capped iron; thence leaving said right-of-way, turn an interior angle to the left of 106°46'03" and run in a Northeasterly direction for a distance of 385.81 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 163°57'19" and run in an Easterly direction for a distance of 663.46 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 124°20'52" and run in a Southeasterly direction for a distance of 215.92 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 210°46'06" and run in a Southeasterly direction for a distance of 204.04 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 128°36'34" and run in a Southeasterly direction for a distance of 222.78 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 222°40'59" and run in a Southeasterly direction for a distance of 208.94 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 186°0'16" and run in a Southeasterly direction for a distance of 440.76 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 100°20'12" and run in a Southwesterly direction for a distance of 211.55 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 168°47'47" and run in a Southwesterly direction for a distance of 227.47 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 156°30'06" and run in a Southwesterly direction for a distance of 252.41 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 101°07'48" and run in a Northwesterly direction for a distance of 584.25 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 182°55'28" and run in a Northwesterly direction for a distance of 697.81 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 186°11'47" and run in a Northwesterly direction for a distance of 248.02 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 191°17'42" and run in a Northwesterly direction for a distance of 209.56 feet to an ALA ENG capped iron; thence turn an interior angle to the left of 199°41'0" and run in a Westerly direction for a distance of 191.62 feet to the POINT OF BEGINNING.

Said parcel containing 25.68 acres, more or less.

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name: EBSCO DEVELOPMENT  
COMPANY, INC.

Grantee's Name: Clayton Properties Group, Inc.

Mailing Address: 1 Mt Laurel Avenue, Suite 200  
Birmingham, AL 35242Mailing Address: 3112 Blue Lake Dr., Suite 100  
Birmingham, AL 35243

Property Description: Hillsong at Mt Laurel – Phase 3

Date of Sale: February 14, 2025Total Purchase Price \$1,532,790.00  
or  
Actual Value  
or  
Assessor's Market ValueThe 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  
☐ 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).Date: February 14, 2025

EBSCO DEVELOPMENT COMPANY, INC.

\_\_\_\_ Unattested

By:   
Name: Nick Dawson  
Its: Vice President

(verified by) \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

