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 TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.00) 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 253 and 259, 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 \_\_\_\_ day of March, 2025.

## **GRANTOR:**

DOMAIN TIMBERLAKE MULTISTATE, LLC

a Delaware Limited Liability Company

By: Domain Timberlake Holdings, LLC

Adulin Hollan

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  $\frac{11^{1/2}}{2}$  day of March, 2025.

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

My Commission Expires 5 20

My Commission Expires: 7-5 2028

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Motary Public

## 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 in ac	ccordance wit	h Code of Alabama 19	75, Section 40-22-1
The purchase price	Domain Timberlake Multistate, LLC 520 Madison Ave, Zist Flo New York, Ny 10022 4116 Blackridge Crest and 3032 Blackridge South Blvd. Hoover, AL 35244  e or actual value claimed on this form occumentary evidence is not required)		Grantee's Name Mailing Address  Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value in the following documents	\$alue <u>\$</u>
Bill of SaleSales ContractClosing Statement		_ Appraisal		Other:
If the conveyance is not required.	document presented for recordation co	ontains all of th	ne required information	referenced above, the filing of this form
	<u> </u>	Instance	~~~	
Grantor's name an mailing address.	d mailing address - provide the name of	Instruction of the person of		terest to property and their current
Grantee's name an	d mailing address - provide the name	of the person o	or persons to whom inte	erest to property is being conveyed.
Property address - property was conv	the physical address of the property be eyed.	eing conveyed	, if available. Date of S	Sale - the date on which interest to the
Total purchase pri offered for record.		nase of the pro	perty, both real and per	rsonal, being conveyed by the instrument
	ne property is not being sold, the true volume to the last second. This may be evidenced by	_	<b>-</b>	
the property as det		with the respon	nsibility of valuing prop	value, excluding current use valuation, of perty for property tax purposes will be
	of my knowledge and belief that the in y false statements claimed on this forn ).			
Name: Domain Ti	mberlake Multistate, LLC		Date:day of	March, 2025
By:	ke Multistate, LLC, a Delaware Limited And Market Signatory  Filed and Recorded Official Public Records Judge of Probate, Shelby Count Clerk		Mus. Malin	My(Verified)

Form RT-1

Shelby County, AL

**\$278.00 BRITTANI** 

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