

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 301, 302, 303, 304, 311, 312, 330, 331 and 332, 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.

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 1st day of July, 2025.

GRANTOR:
DOMAIN TIMBERLAKE MULTISTATE 2,
LLC

a Delaware Limited Liability Company

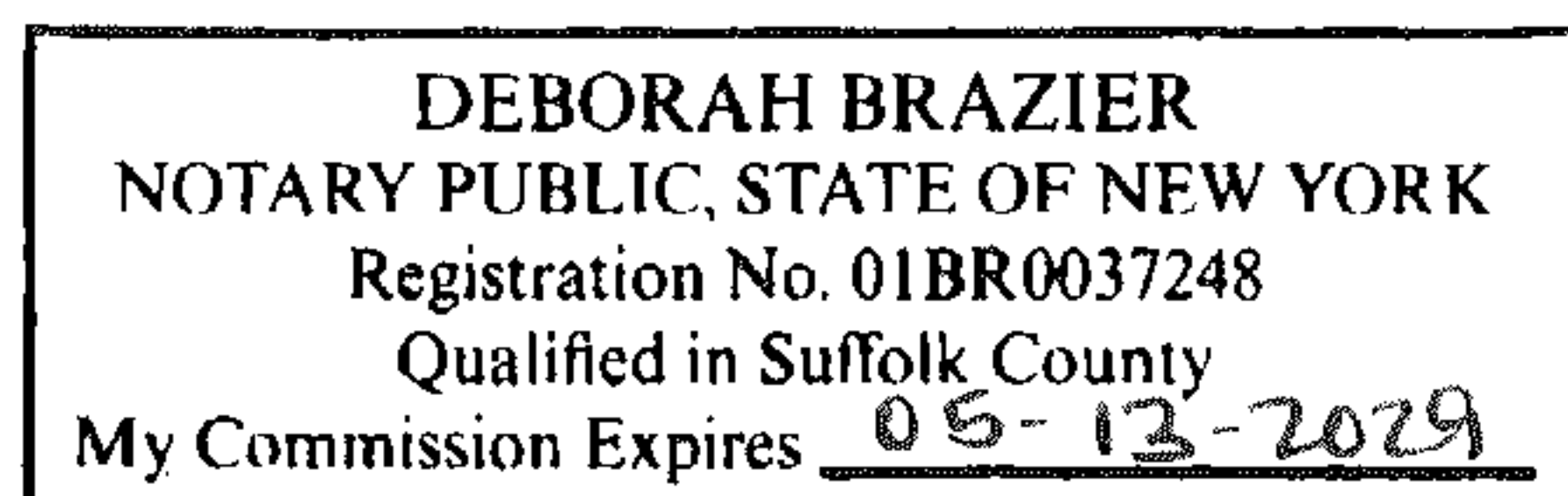
By: Domain Timberlake Holdings, LLC
Its: Manager

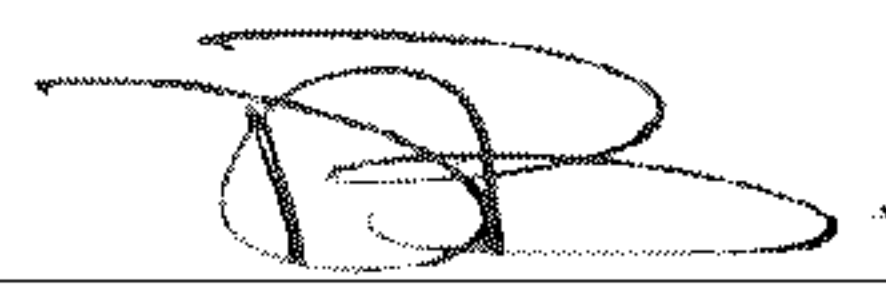

By: Houdin Honarvar
Its: Authorized Signatory

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 1st day of July, 2025.




Notary Public
My Commission Expires: 05-13-2029

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

Date of Sale	<u>July 8, 2025</u>
Total Purchase Price	<u>\$765,000.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	<u>\$</u>

Allin S. Beyer