

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, LEGAL DESCRIPTION, OR
TITLE EXAMINATION**

THIS DOCUMENT PREPARED BY:

Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:

Blackridge 52 Residential Association, Inc.
3545 Market Street
Hoover, AL 35226

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the of which is hereby acknowledged, **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, (hereinafter referred to as GRANTOR, whether one or more) does by these remise, release, quit claim, and convey unto **BLACKRIDGE 52 RESIDENTIAL ASSOCIATION, INC.**, an Alabama corporation (herein referred to as GRANTEE, whether one or more) that certain real estate, situated in Shelby County, Alabama, and more particularly described as:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants, and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns forever.

-The Remainder of This Page is Intentionally Left Blank-

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 14th day of August, 2025.

GRANTOR:

Clayton Properties Group, Inc., a Tennessee corporation



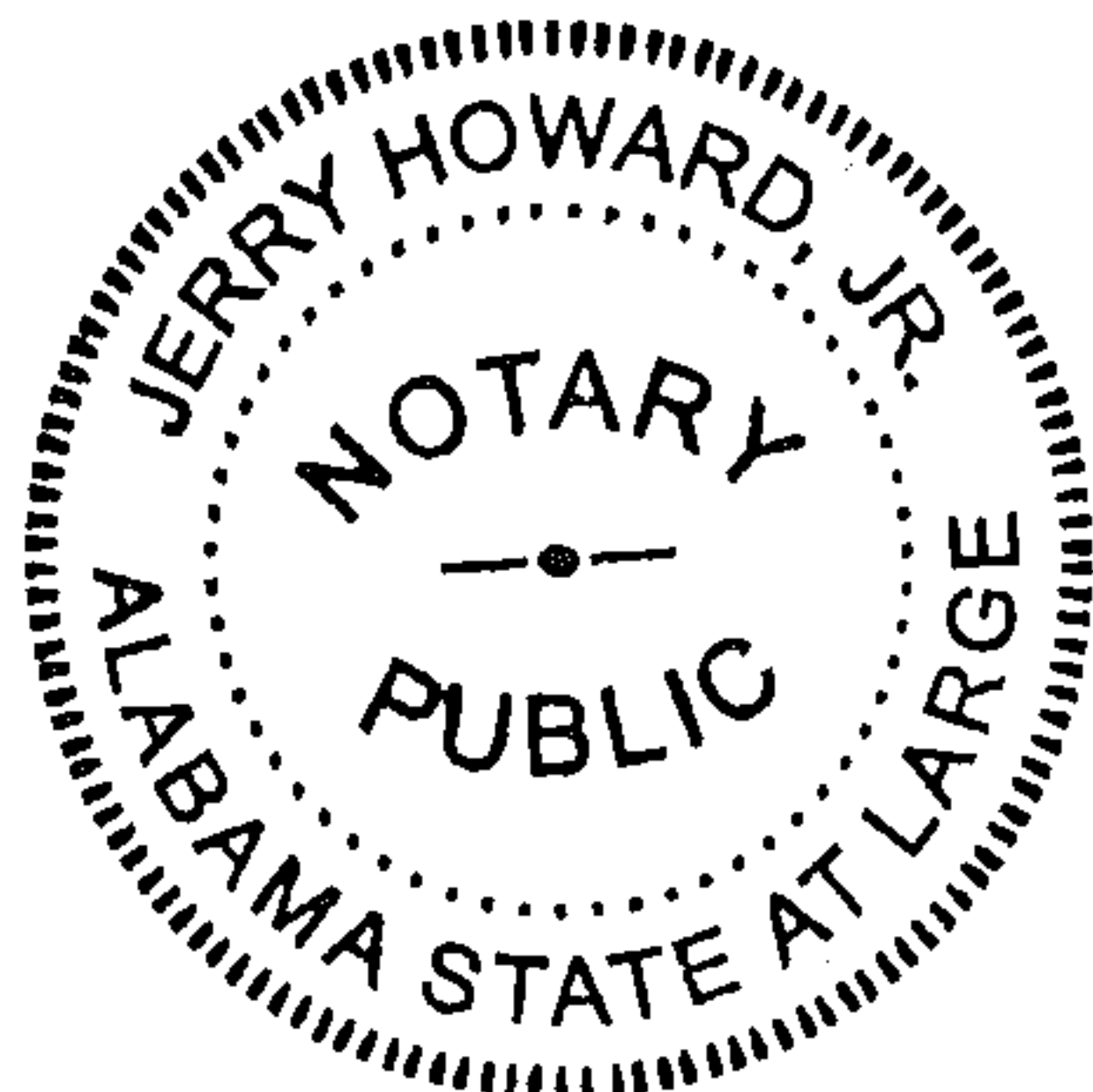
By: Brooks Harris
Its: Vice President

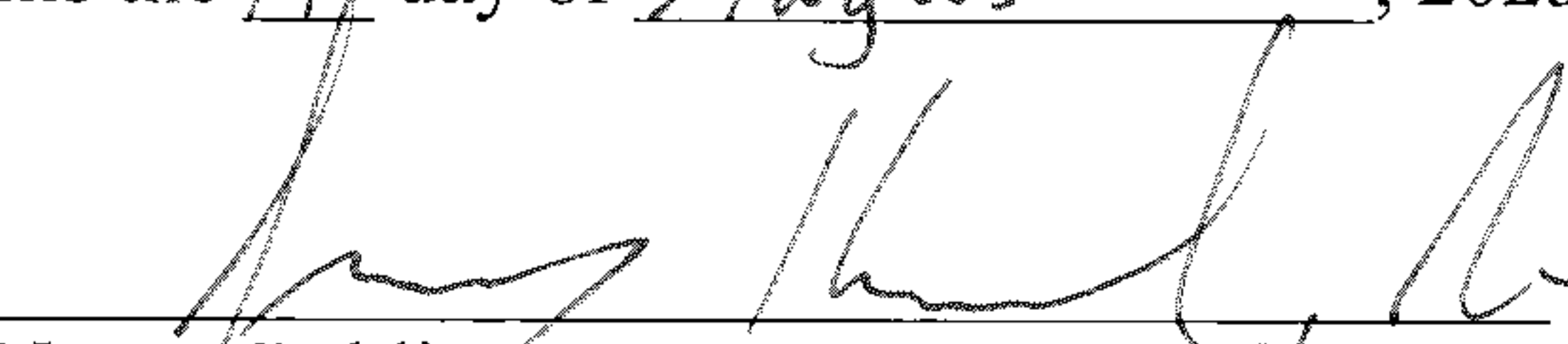
VERIFICATION/ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jerry Howard, Director of Land Development of Clayton Properties Group, Inc., a Tennessee corporation, 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 executed the same voluntarily and as his own act.

Given under my hand and seal of office this the 14th day of August, 2025.





Notary Public:

My Commission Expires: Aug. 23, 2027

Exhibit “A”

Parcel 1

Common Area 3 according to the final plat of The Foothills at Blackridge Phase 2, recorded as Instrument Number 20230524000156670 in Map Book 58, Page 9 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Common Area 1 according to the final plat of The Foothill at Blackridge Phase 1, recorded as Instrument Number 20220727000294670 in Map Book 56, Page 66 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 3

Common Area 2 according to the final plat of The Foothill at Blackridge Phase 1, recorded as Instrument Number 20220727000294670 in Map Book 56, Page 66 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 4

Common Area 3 according to the final plat of The Foothill at Blackridge Phase 1, recorded as Instrument Number 20220727000294670 in Map Book 56, Page 66 in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Clayton Properties Group, Inc.Grantee's Name Blackridge 52 Residential Association, Inc.Mailing Address 3111 Timberlake Drive
Birmingham, AL 35243Mailing Address 3545 Market Street
Hoover, AL 35226

Property Address: See description on deed.

Date of Sale August 14, 2025

Total Purchase Price _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$15,000.00

The 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: 2025 Tax Collector's Appraisal

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).

Name: Clayton Properties Group, Inc.Date: 14th day of August, 2025

Massey, Stotser & Nichols, PC

By: /s/ Donna Wilhite
Donna Wilhite, Agent_____
(Verified)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2025 03:10:47 PM
\$46.00 JOANN
20250814000249650

Form RT-1*Allen S. Bayl*