Neither Title nor Survey Examined by Preparer at the request of the parties herein

This Instrument Prepared By: Cynthia A. Martin 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 FIVE HUNDRED TEN THOUSAND AND 00/100 (\$510,000.00) 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 305, 306, 307, 308, 310 and 333, 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.
- 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 4 day of November, 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  $\frac{4^{+}}{4}$  day of November, 2025.

STATE ORY YORK COUNTY STATE OF NEW YORK COUNTY STATE OF NASSAU COUNTY STATE OF THE STATE OF THE

Notary Public

My Commission Expires: 7 - 5 - 2028

## Real Estate Sales Validation Form

	This Document must b	e filed in accordance with	h Code of Alabama 19	75, Section 40-22-1
Grantor's Name Mailing Address	Domain Timberlake Mult 520 Madison Avenue 21st Floor New York, NY 10022	istate 2, LLC	Grantee's Name Mailing Address  Date of Sale	Clayton Properties Group, Inc. 3111 Timberlake Drive Birmingham, AL 35243 November 7, 2025
Property Address	5133, 5137, 5141, 5145, 5 Simms Ridge Pelham, AL 35124	153 and 5176	Total Purchase Price Or Actual Value Or Assessor's Market Va	\$510,000.00 \$
•	e or actual value claimed or ocumentary evidence is not		d in the following docu	mentary evidence: (check one)
Bill of Sale  X Sales Cont Closing Star	ract	Appraisal		Other:
If the conveyance is not required.	document presented for rec	cordation contains all of the	he required information	referenced above, the filing of this form
Grantor's name an	d mailing address - provide	Instruction the person of		terest to property and their current
mailing address.				
Grantee's name an	d mailing address - provide	e the name of the person of	or persons to whom inte	erest to property is being conveyed.
Property address - property was conv	• • • • • • • • • • • • • • • • • • •	property being conveyed	l, if available. Date of S	Sale - the date on which interest to the
Total purchase pri offered for record.		for the purchase of the pro	perty, both real and per	rsonal, being conveyed by the instrument
	, , , , , , , , , , , , , , , , , , ,		<u>-</u>	ersonal, being conveyed by the lappraiser or the assessor's current
the property as de		al charged with the respon	nsibility of valuing prop	value, excluding current use valuation, of perty for property tax purposes will be
•	y false statements claimed			nt is true and accurate. I further penalty indicated in <u>Code of Alabama</u>
Name: Domain Ti	mberlake Multistate 2, LL0	C	Date:	day of November, 2025
Domain Timberla	ke Multistate 2, LLC, a De	laware Limited Liability (	Company	
By: Moudin Honary	var, Authorized Signatory		Day Hal	(OM) (Verified)
		Filed and Recorded Official Public Records		
	112 107	Judge of Probate, Shelb		County
•		Clerk Shelby County, AL		Form RT-1

**Shelby County, AL** 

\$538.00 KELSEY

20251112000346250

11/12/2025 08:39:45 AM