

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice to:
Clayton Properties Group, Inc.
dba Harris doyle Homes
3111 Timberlake Drive
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE MILLION FIVE HUNDRED THOUSAND AND NO/100-----DOLLARS (\$3,500,000.00)** and other good and valuable consideration, paid to the undersigned grantor, **12 & 80 Land, LLC, an Alabama limited liability company**, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **12 & 80 Land, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto **Clayton Properties Group, Inc. dba Harris Doyle Homes, a Tennessee corporation** (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description of the property conveyed herein.

Mineral and mining rights excepted.

\$1,750,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

1. Rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster and Francis M Randall and Harriett Randall as referred to in that certain deed recorded in Instrument 1994/26505 in the Probate Office of Shelby County, Alabama.
2. Decree of Condemnation Case No. 28-197, Alabama Water and Gas vs. Kimberly-Clark Corporation as referred to in that certain deed recorded in Instrument 1994/26505 in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 138, page 170, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 355, Deed Book 4, page 442 and Deed Book 48, page 427, in the Probate Office of Shelby County, Alabama.
5. Utility Easement agreement granted to the City of Alabaster as recorded in Instrument 20251021000323510 and Instrument 20251021000323520, in the Probate Office of Shelby County, Alabama.
6. Less and except that portion conveyed to Shelby County in Instrument 20250911000275400, in the Probate Office of Shelby County, Alabama
7. Declaration of Protective Covenants recorded in Instrument #1995-05892, First Amendment to Declaration of Protective Covenants recorded in Instrument #1995-28543, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 2nd Addition, recorded in Instrument #1995-28544, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 3rd Addition as recorded in Instrument #1996-00339, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-26528; Supplementary

Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, recorded in Instrument #1996-29192; amend by Instrument 1996-37929; Supplementary Declaration of Protective Covenants recorded in Instrument 1999-38603; Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I, recorded in Instrument #2000-4501, and Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, recorded in Instrument #2001-1048 and Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Phase 1, recorded in Instrument #2001-01049, 6th Addition, recorded in Instrument #20031029000722160 , 8th Addition recorded in Instrument #20040223000092860, Supplementary Declaration of Protective Covenants recorded in Instrument 20181220000445250; and Supplementary Declaration of Protective Covenants for The Ledges at Grande View, recorded in Instrument 20260312000072860.

8. Articles of Incorporation of Grande View Estates Homeowners' Association, Inc. recorded in Instrument #1995-05890 and By-Laws recorded in Instrument #1995-05891, in the Office of the Judge of Probate of Shelby County, Alabama, as they currently exist and are from time to time amended.
9. Articles of Incorporation of Grande View Estates Swim & Tennis Club, Inc. as recorded in Instrument 1997-19648, in the Office of the Judge of Probate of Shelby County, Alabama, together with By-Laws of said corporation as they currently exist and are from time to time amended
10. The lien of ad valorem and similar taxes for 2026 and subsequent years, including any "roll-back" taxes
11. All matters that would be revealed by a current and accurate physical survey of the subject property.

Neither Grantor nor any Agent makes any representations or warranties regarding the condition of the Property except to the extent expressly and specifically set forth herein. Grantee has the obligation to determine, either personally or through or with a representative of Grantee's choosing, any and all conditions of the Property material to Grantee's decision to buy the Property, including without limitation, subsurface conditions, including the presence or absence of sinkhole, mining activity, wells, or buried tanks and other objects, soils conditions; utility and sewer availability and condition. Except as otherwise stated in the Contract, Grantee accepts the Property in its Present "AS IS" condition.

By its acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor or trustees thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through the Grantee.

Grantee does, for itself, its successors and/or assigns, herewith covenant and agree to take all measures to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed.

Grantee further covenants to exercise Best Management Practices (BMP's) for control of pollutants in storm water runoff and to comply with all city and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, subcontractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or siltation in storm water runoff. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided guarantee does not reimburse Grantor for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and/or assigns.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, 12 & 80 Land, LLC, has caused this statutory warranty deed to be executed by its duly authorized officer this 11 day of **March, 2026**.

GRANTOR:
12 & 80 Land, LLC

BY: *Cameron Givianpour*
Cameron Givianpour
ITS: **Manager**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that **Cameron Givianpour**, whose name as **Manager** of **12 & 80 Land, LLC**, an Alabama limited liability company., is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company..

Given under my hand and office seal of office this the 11th day of **March, 2026**.

[Signature]
Notary Public
My Commission Expires: 06/02/2027



The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

Clayton Properties Group, Inc.
a Tennessee corporation
dba Harris Doyle Homes

By: 
Brooks Harris
Its: Vice-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brooks Harris, whose name as Vice-President of **Clayton Properties Group, Inc.**, a Tennessee corporation, dba Harris Doyle Homes, 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 the conveyance, he, in his capacity as such officer, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of **March, 2026**.

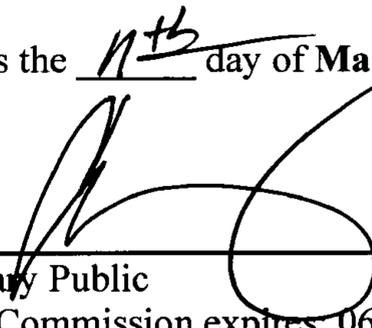

Notary Public
My Commission expires: 06/02/2027



EXHIBIT "A"

Parcel I

A parcel of land being a part of the South one half of Section 16 and a part of the North one half of Section 21, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 21; thence run in a Southerly direction along the East line of said Section 21 for a distance of 1,324.58 feet to an existing crimped iron pin; thence turn an angle to the left of 00°18'01" and run in a Southerly direction for a distance of 56.78 feet to an existing crimped iron pin and also being on the Northwest right-of-way line of Shelby County Highway # 12; thence turn an angle to the right of 67°39'34" and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 975.59 feet to an existing iron pin on a curve to the left having central angle of 21°01'25" and a radius of 1,949.87 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 715.47 feet to an existing iron pin; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance of 170.66 feet to an existing iron pin on a curve to the right having a central angle of 43°49'36" and a radius of 936.96 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 716.70 feet to an existing iron pin; thence run tangent to last stated curve in a Westerly direction along said Northwest right-of-way line for a distance of 170.75 feet to an existing iron pin; thence turn an angle to the right of 89°29'21" and run in a Northerly direction for distance of 232.43 feet to an existing iron pin; thence turn an angle to the left of 88°42'11" and run in a Westerly direction for a distance of 195.50 feet to an existing iron pin; thence turn an angle to the left of 69°16'27" and run in Southwesterly direction for a distance of 252.71 feet to an existing iron pin on the North right-of-way line of Shelby County Highway # 12; thence turn an angle to the right of 68°29'17" and run in Westerly direction along said North right-of-way line for a distance of 710.68 feet to an existing iron pin being at the point of intersection with the Easterly right-of-way line of Southern Railroad right-of-way; thence turn an angle to the right of 73°16'56" and run in Northwesterly direction along said Easterly right-of-way line for a distance of 1,863.37 feet to an existing iron pin on a curve to the right having a central angle of 01°57'22" and a radius of 2,711.44 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 92.57 feet to an existing iron pin on a compound curve to the right having a central angle of 07°08'34" and a radius of 1,600.46 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 199.52 feet to a tree being at the property corner; thence turn an angle to the right from the chord of last stated curve of 91°53'25" and run in a Northeasterly direction for a distance of 311.40 feet to an existing rock pile marking the corner; thence turn an angle to the left of 91°02'56" and run in a Northwesterly direction for a distance of 145.83 feet to the point of beginning; thence continue along last stated course for a distance of 210.00 feet to an existing old iron rebar; thence turn an angle to the right of 97°29'31" and run in an Easterly direction for a distance of 294.26 feet to an old open top iron pin; thence turn an angle to the left of 91°47'47" and run in a Northerly direction for a distance of 951.85 feet to an existing iron pin; thence turn an angle to the right of 90°00'00" and run in an Easterly direction for a distance of 175.00 feet to an existing iron pin; thence turn an angle to the left of 90°00'00" and run in a Northerly direction for a distance of 262.46 feet to an existing iron pin; thence turn an angle to the right of 90°27'07" and run in an Easterly direction for a distance of 103.28 feet to an existing iron pin; thence turn an angle to the left of 86°19'26" and run in a Northerly direction for a distance of 521.27 feet to an existing old iron rebar; thence turn an angle to the left of 01°45'39" and run in a Northerly direction for a distance of 465.54 feet to a point; thence turn an angle to the right of 102°45'00" and run in Southeasterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of 10°15'00" and run in a Southeasterly direction for a distance of 180.00 feet to a point; thence turn an angle to the left of 25°00'00" and run in a Northeasterly direction for a distance of 100.00 feet to a point; thence turn an angle to the left of 11°30'00" and run in a Northeasterly direction for a distance of 215.00 feet to a point; thence turn an angle to the left of 11°18'12" and run in a Northeasterly direction for a distance of 185.13 feet to a point; thence turn an angle to the right of 38°39'58" and run in a Southeasterly direction for a distance of 123.95 feet to a point; thence turn an angle to the right of 37°08'53" and run in a Southeasterly direction for a distance of 120.00 feet to a point; thence turn an angle to the right of 33°00'00" and run in a Southeasterly direction for a distance of 165.00 feet to a point; thence turn an angle to the right of 19°00'00" and run in a Southwesterly direction for a distance of 400.00 feet to a point; thence turn an angle to the left of 91°15'00" and run in a Southeasterly direction for a distance of 170.00 feet to a point on a curve to the left having a central angle of 45°14'23" and a radius of 650.00 feet; thence turn an angle to the right to the tangent of said curve of 90°00'00" and run in a Southeasterly direction along the arc of said curve for a distance of 513.23 feet to a point on a reverse curve to the right having a central angle of 47°09'23" and a radius of 750.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 617.28 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 450.00 to a point on a curve to the left having a central angle of 25°27'53" and a radius of 450.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 200.00 feet to a point; thence turn an angle to the right from the chord of last stated curve of 56°16'03" and run in a Southwesterly direction for a distance of 190.00 feet to a point; thence turn an angle to the left of 14°00'00" and run in a Southwesterly direction for a distance of 170.00 feet to a point; thence turn an angle to the left of 15°07'43" and run in a Southwesterly direction for a distance of 192.95 feet to a point; thence turn an angle to the left of 20°23'49" and run in a Southwesterly direction for a distance of 530.00 feet to a point; thence turn an angle to the right of 136°00'00" and run in a Northwesterly

direction for a distance of 535.00 feet to a point; thence turn an angle to the left of 14°30'00" and run in a Northwesterly direction for a distance of 850.00 feet to a point; thence turn an angle to the left of 49°15'00" and run in a Southwesterly direction for a distance of 315.00 feet to the point of beginning.

Parcel II

A parcel of land situated in Sections 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the 3" capped pipe marking the accepted Northeast corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the Northern line of said Section 21 a distance of 2663.32 feet to a point; thence turn a deflection angle of 90°00'00" to the left and run in a Southerly direction 1826.42 feet to the Point of Beginning of herein described Phase I, said point being the Northeasterly most corner of Lot 1531 Grand View Estates Givianpour Addition To Alabaster 15 Addition as recorded in Map Book 32 Page 126, in the Judge of Probates Office, Shelby County, Alabama; thence deflect from the last described course 31°57'01" to the left and run in a Southwesterly direction, along the Westerly line of said 15th Addition, for 270.65 Feet to a point thence turn an interior angle of 192°00'05" and run to the left in a Southwesterly direction, along the Westerly line of said 15th Addition, for 353.89 feet to a point; thence turn an interior angle of 200°27'53" and run to the left in a Southerly direction, along the Westerly line of said 15th Addition, for 175.00 feet to a point; thence turn an interior angle of 90°42'17" and run to the right in a Westerly direction, along the Northerly line of Shelby County Highway 12, for 404.75 feet to a point; thence turn an interior angle of 106°02'14" and run to the right in a Northwesterly direction, along the Easterly Right-of-Way line of Norfolk Southern Railroad, for 1862.76 feet to a point; thence turn an interior angle of 98°10'19" and run to the right, in a Northeasterly direction, for 483.84 feet to a point; thence turn an interior angle of 155°21'45" and run to the right, in a Easterly direction, for 109.99 feet to a point being on the Westerly Right-of-Way of a 50.00 foot street, said point being on a curve to the left, having a central angle of 5°25'31" and a radius of 525.00 feet; thence turn an interior angle of 89°25'43" to the tangent of said curve and run in a Southerly direction along said Right-of-Way and arc of said curve 49.86 feet to a point; thence turn an interior angle of 270°00'21" from the tangent of said point on said curve and run in a Northeasterly direction for 160.00 feet to a point, said point being on a curve to the left, having a central angle of 6°33'03" and a radius of 365.00 feet; thence turn an interior angle of 89°59'30" to the tangent of said curve and run in a Southerly direction along arc of said curve 41.73 feet to a point; thence continue in a Southwesterly direction along a line tangent from said curve 1141.28 feet to a point; thence turn an interior angle of 246°41'14" and run to the left in a Southeasterly direction for 268.09 feet to the Point of Beginning.

Parcel III

A tract of land situated in the North 1/2 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 21 and run South 01°04'23" East along the East line of said 1/4 1/4 Section for 100.03 feet to a point on the centerline of Shelby County Highway No. 12 right of way; thence run South 66°34'59" West along said highway centerline for 959.15 feet to the Point of Beginning of a curve to the left, having a radius of 1,909.87 feet and a chord bearing of South 56°04'30" West; thence run along said curve and said highway centerline for 700.77 feet to the point of a tangent to said curve; thence run South 45°33'49" West along said tangent and said road centerline for 170.66 feet to the Point of Beginning of a curve to the right, having a radius of 976.96 feet and a chord bearing of South 67°28'37" West; thence run along said curve and said highway centerline for 747.30 feet to the point of a tangent to said curve; thence run South 89°23'26" West for 465.06 feet; thence run North 00°27'01" West for 40.00 feet; thence run North 89°32'59" West for 710.68 feet to an existing iron pin being at the point of intersection with the Easterly right-of-way line of Southern Railroad right-of-way; thence turn an angle to the right of 73°16'56" and run in Northwesterly direction along said Easterly right-of-way line for a distance of 1862.76 to the Point of Beginning; thence turn an interior angle of 98°10'18" and run to the right in a Northeasterly direction for 483.84 feet to a point; thence turn an interior angle of 155°21'45" and run to the right in an Easterly direction for 109.99 feet being on the Westerly Right of Way of a 50.00 foot street, said point being on a curve to the left, having a central angle of 5°26'31" and a radius of 525.00 feet; thence turn an interior angle of 89°25'43" to the tangent of said curve and run in a Southerly direction along said Right of Way and arc of said curve 49.86 feet to a point; thence turn an interior angle of 270°00'21" from the tangent of said point on said curve and run in a Northeasterly direction for 160.00 feet to a point, said point being on a curve to the left, having a central angle of 6°33'03" and a radius of 365.00 feet; thence turn an interior angle of 89°59'30" to the tangent of said curve and run in a Southerly direction along arc of said curve 41.73 feet to a point; thence continue in a Southwesterly direction along a line tangent from said curve 1141.28 feet to a point; thence turn an interior angle of 246°41'14" and run to the left in a Southeasterly direction for 268.09 feet to the Northeasterly most corner of Lot 1531 Grand View Estates Givianpour Addition to Alabaster 15 Addition as recorded in Map Book 32, page 126, in the Judge of Probate Office, Shelby County, Alabama; thence run North 32°00'57" East for 437.44 feet; thence North 15°44'10" East for 144.32; thence North 10°56'04" East for 198.86 feet; thence North 04°44'01" West for 17.27 feet the Southeast corner of Lot 1540 Grand View Estates Givianpour Addition to Alabaster 15 Addition as recorded in Map Book 32, page 126, in

the Judge of Probate Office, Shelby County, Alabama; thence turn an angle to the left of 44°00'00" and run in a Northwesterly direction for a distance of 535.00 feet to a point; thence turn an angle to the left of 14°30'00" and run in a Northwesterly direction for a distance of 850.00 feet to a point; thence turn an angle to the left of 49°15'00" and run in a Southwesterly direction for a distance of 315.00 feet; thence turn an angle to the left of 91°02'56" and run in a Southeasterly direction for a distance of 145.83 feet; thence turn an angle to the left of 88°06'35" and run in a Westerly direction for a distance of 311.94 feet to the Easterly right-of-way line of Southern Railroad right-of-way; thence run Southeasterly along said right-of-way to the Point of Beginning.

Parcel IV

A parcel of land in the Northwest 1/4 of the Southeast 1/4 and in the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southeast of Section 16 thence run along the North line for a distance of 2248.92 feet to the Northwest corner of Lot 1023, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Map Book 27, Page 95, and the point of beginning; thence continue along the North line of the Southeast 1/4 and the North line of the Southwest 1/4 for a distance of 1065.76 feet, thence turn left an angle of 87°25'37" and run 530 feet; thence turn an interior angle to the right of 102°45'00" and run in Southeasterly direction for a distance of 200.00 feet to a point, thence turn an angle to the right of 10°15'00" and run in a Southeasterly direction for a distance of 180.00 feet to a point; thence turn an angle to the left of 25°00'00" and run in a Northeasterly direction for a distance of 100.00 feet to a point; thence turn an angle to the left of 11°30'00" and run in a Northeasterly direction for a distance of 215.00 feet to a point thence turn an angle to the left of 11°18'12" and run in a Northeasterly direction for a distance of 185.13 feet to a point; thence turn an angle to the right of 38°39'58" and run in a Southeasterly direction for a distance of 85.77 feet to the Southwest corner of Lot 1006, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Map Book 27, Page 95, thence turn an angle to the left of 80°04'16" and run along the West boundary of Lot 1006 and the right of way of Grande View Parkway for a distance of 290.08 feet to the point on the North boundary of Grande View Parkway; thence run along the North boundary of Grande View Parkway along a curve to the right with a radius of 399.97 a delta of 05° 31'03" in a easterly directions for 38.46 feet to the Southwest corner of Lot 1023; thence run Northerly along the West Lot line of Lot 1023 for 187.32 feet to the point of beginning.

Less and except that portion conveyed to Shelby County in Instrument 20250911000275400, in the Probate Office of Shelby County, Alabama.

Commence at a 3" capped pipe in place being the Northwest corner of the NE 1/4 - NW 1/4 Section 21 Township 21S Range 3W, Shelby County, Alabama; thence proceed South 0°00'00" East for a distance of 786.07 feet to a point; thence proceed South 16°28'28.37" East a distance of 1,872.87 feet to a 1/2" capped rebar in place; Said point being the POINT OF BEGINNING; Thence proceed North 16°28'28.37" West for a distance of 31.28 feet to a point; thence proceed North 89°57'27.81" East for a distance of 284.58 feet to a point; thence proceed South 0°04'21.89" West for a distance of 29.92 feet to a point; thence proceed South 89°57'27.81" West for a distance of 400.80 feet to a 1/2" capped rebar in place; Said point being the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2026 03:35:00 PM
\$1793.00 KELSEY
20260312000073120

Alvin S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name	12 & 80 Land LLC	Grantee's Name	Clayton Properties Group, LLC dba Harris Doyle Homes
Mailing Address	PO Box 43905 Birmingham, AL 35243	Mailing Address	PO Box 43905 Birmingham, AL 35243
Property Address	141.42 Acres Ledges at Grande View Alabaster, AL 35007	Date of Sale	<u>March 11, 2026</u>
		Total Purchase Price	\$ <u>3,500,000.00</u>
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____

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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | |

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 _____

12 & 80 Land LLC

Print Cameron Givianpour, Manager

Unattested
(verified by)

Sign *Cameron Givianpour*
(Grantor/Grantee/Owner/Agent) circle one