

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

Send Tax Notice To:
CCG Management LLC
1409 Marion Court
Hoover, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Five Thousand and 00/100 (\$265,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Alamerica Bank, an Alabama state banking corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CCG Management LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:


Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **14th** day of **September, 2022**.


Alamerica Bank
an Alabama state banking corporation

By: **Matthew Morris**
Its: **Executive Vice President**

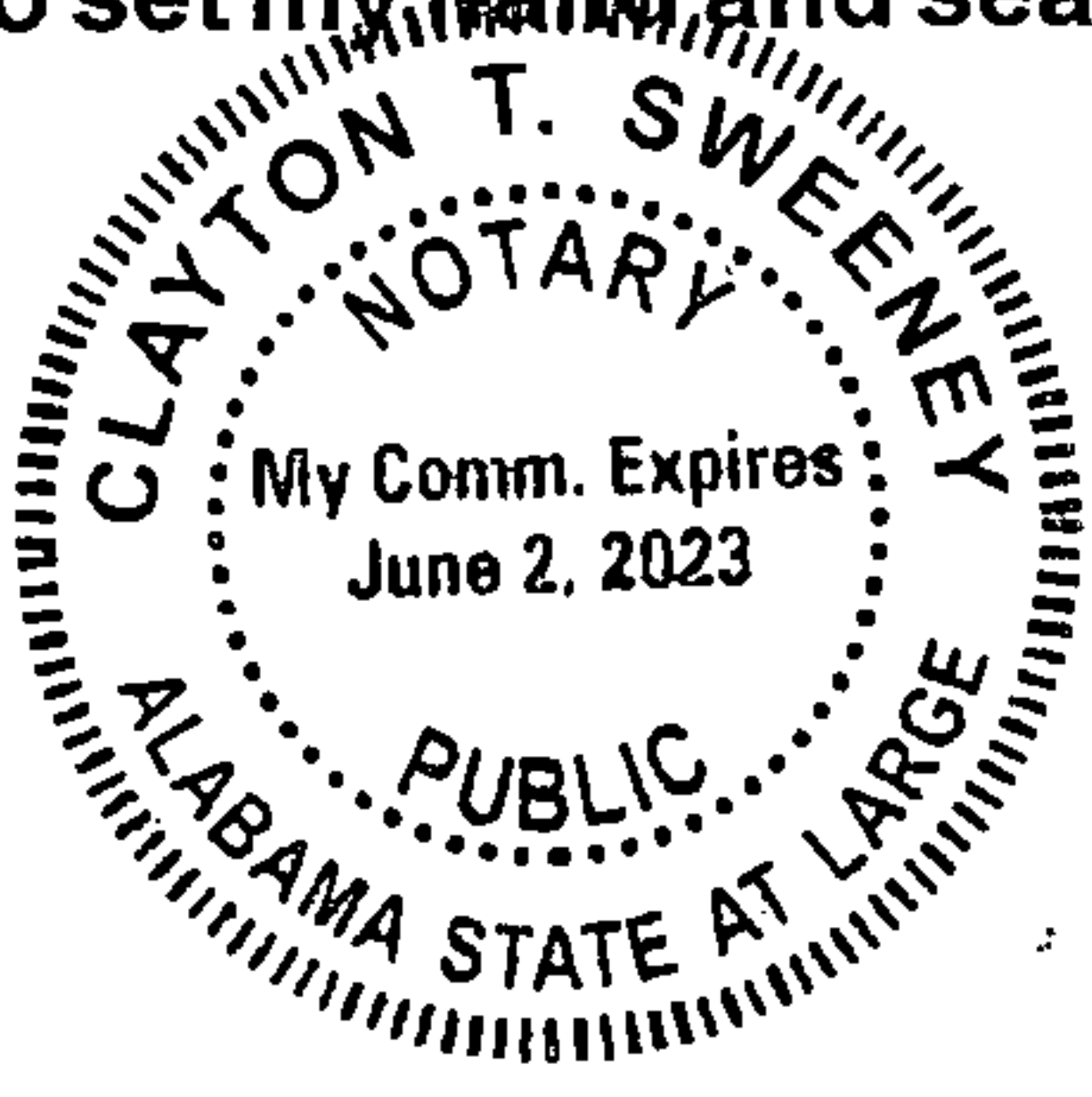
CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Matthew Morris**, whose name as **Executive Vice President** of **Alamerica Bank, an Alabama state banking corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **14th** day of **September, 2022**.


NOTARY PUBLIC
My Commission Expires: **06-02-2023**





20220921000364240 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/21/2022 11:26:55 AM FILED/CERT

EXHIBIT "A"

Legal Description

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 $90^{\circ}00'00''$ to the left and run in a Southerly direction 1826.42' 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 $31^{\circ}57'01''$ 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 $192^{\circ}00'05''$ 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 $200^{\circ}27'53''$ 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 $90^{\circ}42'17''$ 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 $106^{\circ}02'14''$ 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 $98^{\circ}10'19''$ and run to the right, in a Northeasterly direction, for 483.84 feet to a point; thence turn an interior angle of $155^{\circ}21'45''$ 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 $5^{\circ}25'31''$ and a radius of 525.00 feet; thence turn an interior angle of $89^{\circ}25'43''$ 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 $270^{\circ}00'21''$ 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 $6^{\circ}33'03''$ and a radius of 365.00 feet; thence turn an interior angle of $89^{\circ}59'30''$ 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 $246^{\circ}41'14''$ and run to the left in a Southeasterly direction for 268.09 feet to the Point of Beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

20220921000364240 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/21/2022 11:26:55 AM FILED/CERT

Grantor's Name Alamerica Bank, LLC
Mailing Address 2170 Highland Ave., Ste 150
Birmingham, AL 35205
Property Address 29.23 Acres Off Grande View Pkwy
Alabaster, AL 35007

Grantee's Name CCG Management, LLC
Mailing Address 1409 Marion Court
Hoover, AL 35242

Date of Sale September 14, 2022

Total Purchase Price \$ 265,000.00

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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other – Tax assessor's market value
☐ Deed

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 _____

Alamerica Bank, LLC
Print By: Matthew Morris, Executive Vice President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one