

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
CCCM Properties, LLC  
3449 Pelham, Pkwy  
Pelham, AL 35124

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STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                    **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$269,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LORI A. KRAUSS, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CCCM PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 205, according to the Survey of Phase Two Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

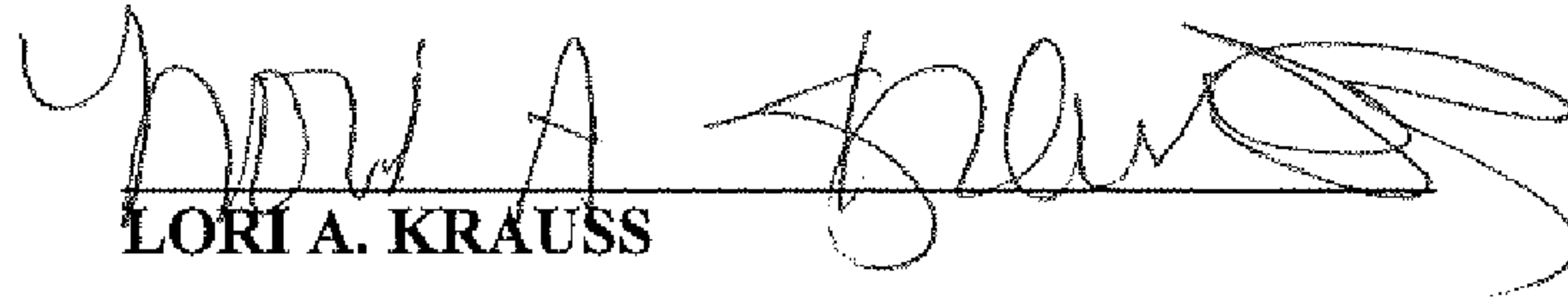
\$269,500.00 of the above-recited consideration is being paid in cash.

Property address:           1808 Cameron Circle, Birmingham, AL 35214

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 14th day of July, 2023.

  
LORI A. KRAUSS

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LORI A. KRAUSS**, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of July, 2023.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

MALCOLM STEWART MCLEOD  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 08/15/26

**Real Estate Sales Validation Form**

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

**ALABAMA TITLE CO., INC., AS QI  
FOR and CCCM PROPERTIES,**

Grantor's Name LORI A. KRAUSS  
 Mailing Address 248 CHELSEA FARMS LANE  
CHELSEA, AL 35043  
 Property Address 195 HIDDEN CREEK PARKWAY  
PELHAM, AL 35124

Grantee's Name LLC  
 Mailing Address 195 HIDDEN CREEK PARKWAY  
PELHAM, AL 35124

Date of Sale July 14, 2023

Total Purchase Price \$269,500.00

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  Appraisal  
 Sales Contract  Other  
 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 July 14, 2023

Print Malcolm S. McLeod

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/14/2023 02:05:12 PM  
 \$297.50 JOANN  
 20230714000211050

(Grantor/Grantee/Owner/Agent) circle one

*Alvin S. Bayal*

