

This Instrument Prepared By:
Seth A. Cohen
Massey, Stotser, & Nichols, P.C.
1780 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice to:
CKPNNJ24 LLC
7400 Ashland Lane
Vestavia Hills, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **ANDREA TEREASE BEATON MICKAELS**, a married individual (hereafter referred to as "Grantor"), in hand paid by **CKPNNJ24 LLC**, an Alabama limited liability company (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate ("Real Estate") situated in Shelby County, Alabama, to-wit:

See Exhibit A, attached hereto.

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, their beneficiaries, successors, and assigns forever. The Real Estate is not the homestead of Grantor.

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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 10th day of October, 2024.

GRANTOR:



Andrea Terease Beaton Mickaels

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that Andrea Terease Beaton Mickaels, an individual, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of October, 2024.



Notary Public

My Commission Expires: 4/28/26

EXHIBIT A

Legal Description

The Land is described as follows: A parcel of land located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 14, thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 360 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Northerly direction along said Northeast bank of Buck Creek, a distance of 125 feet deed, 207.50 calculate, more or less, to a point on the Northwest right of way line of Parker Drive (extended), said point being the point of beginning; thence in a Northeasterly direction, along said right of way a distance of 220 feet deed, more or less, 130.63 feet measure; thence 90 degrees left, in a Northwesterly direction, a distance of 235.00 feet deed and measure; thence 90 degrees left in a Southwesterly direction a distance of 183 feet deed, more or less, 155.00 feet measure, to a point on the Northeast bank of Buck Creek; thence in a Southeasterly direction, along said bank, a distance of 250 feet deed, more or less, 241.50 feet measure, more or less, to the point of beginning. Situated in the Town of Pelham, Shelby County, Alabama. Said parcel contains 32,702 SF or 0.75 acres, more or less measure.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2024 09:47:21 AM
 \$551.00 DANIEL
 20241014000321290

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Andrea Terease Beaton Mickaels
 Mailing Address 71 Dabbs Circle
JACKSONS GAP, AL 36861
 Property Address 641 Stuart Lane
Pelham, AL 35124

Grantee's Name CKPNNJ24 LLC
 Mailing Address 7400 Ashland Lane
VESTAVIA HILLS AL 35242
 Date of Sale 10.10.2024
 Total Purchase Price \$520,000.00
 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 ☐ 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).

Name: Andrea Terease Beaton Mickaels

Date: 10th day of October, 2024

Andrea Terease Beaton Mickaels
 Andrea Terease Beaton Mickaels

Amber Hale (Verified)