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.

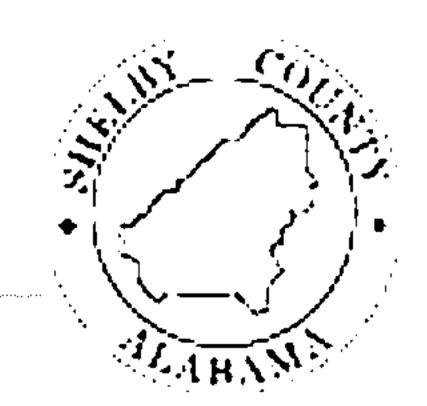
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IN WITNESS WHEREOF, the said Grantor has hereto set Grant	or's hand and seal effective on
this the day of October, 2024.	
GRANTOR:	
Andrea Terease Beaton	Mickaels
STATE OF ALABAMA) COUNTY OF JEFFERSON)	
I, the undersigned, Notary Public, in and for said county in said st Terease Beaton Mickaels, an individual, is signed to the foregoing instrumacknowledged before me on this day that, being informed of the contents of the same voluntarily on the day the same bears date.	nent, and who is known to me,
Given under my hand this day of October, 2024.	
Jew 4.	
Notary Public	
My Commission I	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 \$W 1/4 and the NW 1/4 of the \$E 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 \$W 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
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20241014000321290

alli 5. Beyl

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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Grantor's Name Mailing Address	Andrea Terease Beaton Mickaels 71 Dalobs Carcle Jacksons Cap, AL 36861	Grantee's Name Mailing Address	CKPNNJ24 LLC 1400 / Mand Lane Vestavia Halls AC 3524Z
Property Address		Date of Sale Total Purchase Price Or	10.10.2024
		Actual Value Or	\$: : :
	e or actual value claimed on this form can ocumentary evidence is not required)	Assessor's Market Value be verified in the following docu	:
Bill of Sale X Sales Control Closing State	ract	ppraisal	Other:
If the conveyance is not required.	document presented for recordation contact	ins all of the required information	referenced above, the filing of this form
		Instructions	
Grantor's name and mailing address.	d mailing address - provide the name of th	ne person or persons conveying in	terest to property and their current
Grantee's name and	d mailing address - provide the name of th	ne person or persons to whom inte	erest to property is being conveyed.
Property address - property was conv	the physical address of the property being eyed.	g conveyed, if available. Date of S	Sale - the date on which interest to the
Total purchase price offered for record.		of the property, both real and per	rsonal, being conveyed by the instrument
	ne property is not being sold, the true value I for record. This may be evidenced by an		·
the property as det	ided and the value must be determined, the termined by the local official charged with yer will be penalized pursuant to Code of	the responsibility of valuing proj	
	of my knowledge and belief that the inforced by false statements claimed on this form materials.).		·
Name: Andrea Ter	rease Beaton Mickaels	Date: 10th day of October, 202	24
Andrea Terease Be	eaton Mickaels		(Verified)