

Prepared by:
Gregory D. Harrelson, Esq.
The Closing Agency, LLC
111 Owens Pkwy, Ste A
Birmingham, AL 35244

After Recording Return To:

Name: NCF Giving, Inc.
Address: 5114 Balcones Woods Drive
Suite 307-299, Austin TX 78759

There is no deed consideration being paid by the
Mortgage amount - there is no mortgage.

Space above this line for recorder's use only

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of its charitable intent, SCENIC VIEW TOWNHOMES, LLC, an Alabama limited liability company residing at 120 Bishop Circle, Pelham, Alabama 35124 (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to NCF Giving, Inc., a Texas nonprofit corporation, as sole Trustee of NCF Charitable Assets Trust, located at 5114 Balcones Woods Drive, Suite 307-299, Austin TX 78759 (hereinafter known as the "Grantee(s)") the following described real estate, situated in SHELBY County, Alabama, in fee simple to-wit:

Lot 8, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

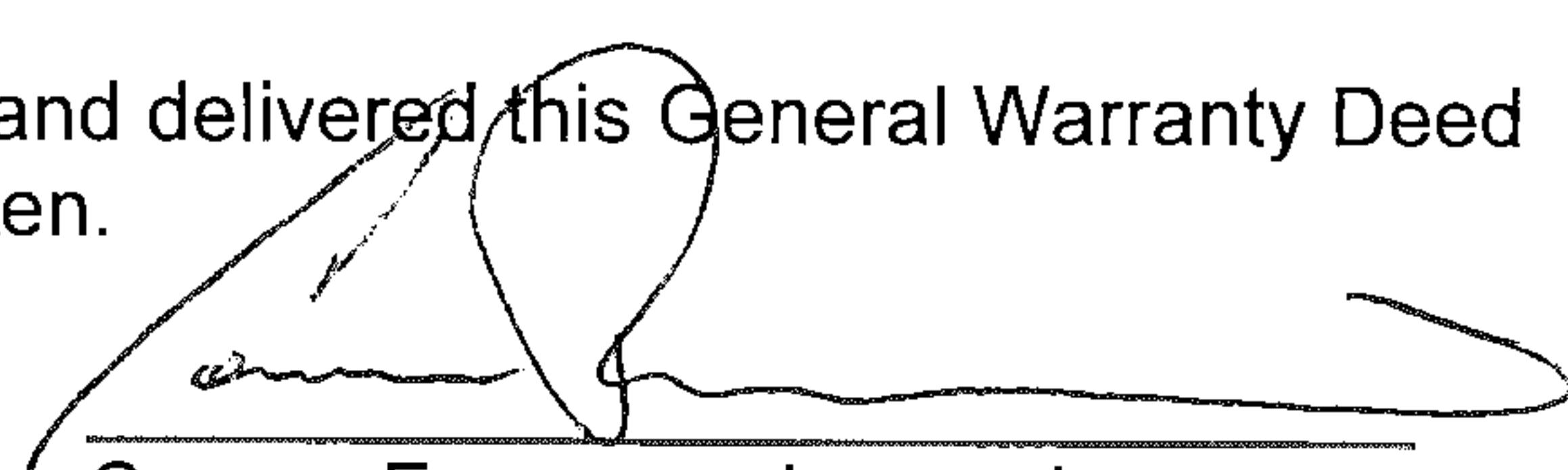
Also known as 921 Ryecroft Rd., Pelham, AL 35124.
Parcel Number 13 1 01 3 003 070.000.

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise appertaining or belonging thereto.

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(s), their heirs and assigns forever.

And said Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), and with their heirs and assigns, that Grantor(s) are 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 herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that Grantor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Grantee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

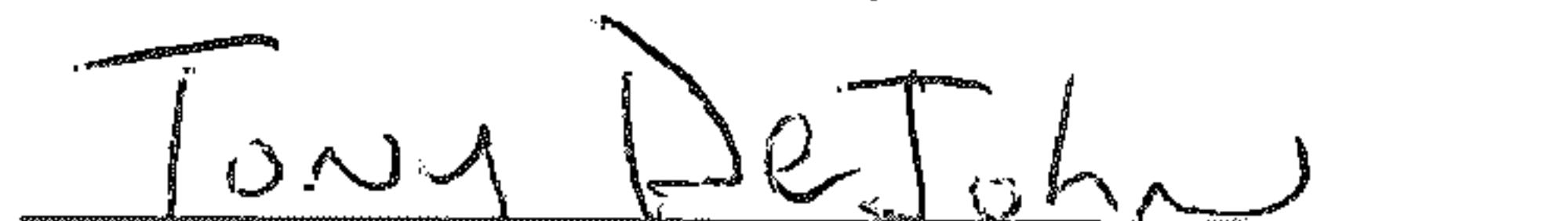


Connor Farmer, sole member

SCENIC VIEW TOWNHOMES, LLC

120 Bishop Circle, Pelham, Alabama 35124

In Witness Whereof,



Witness's Signature

Witness Name:

Witness Address:



Witness's Signature

Witness Name:

Witness Address:

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer as sole member of Scenic View Townhomes, LLC, whose name is signed to the preceding instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 10/29/2024 (mm/dd/yyyy).



Notary Public Signature

My Commission Expires: February 8, 2026 My Commission Expires

