

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.

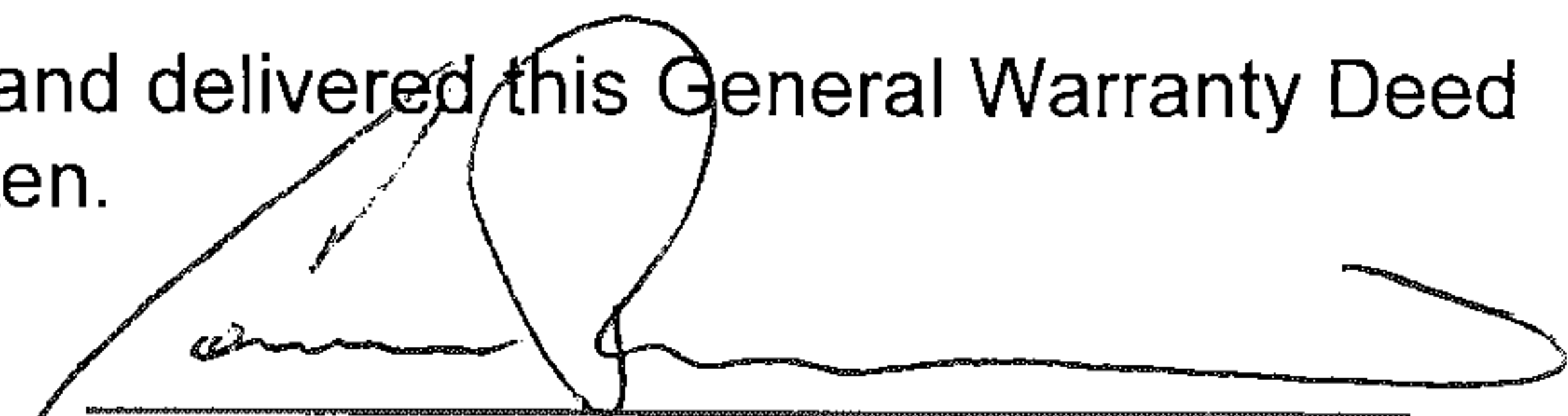
Also known as 921 Ryecroft Rd., Pelham, AL 35124.
Parcel Number 13 1 01 3 003 070.000.

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:

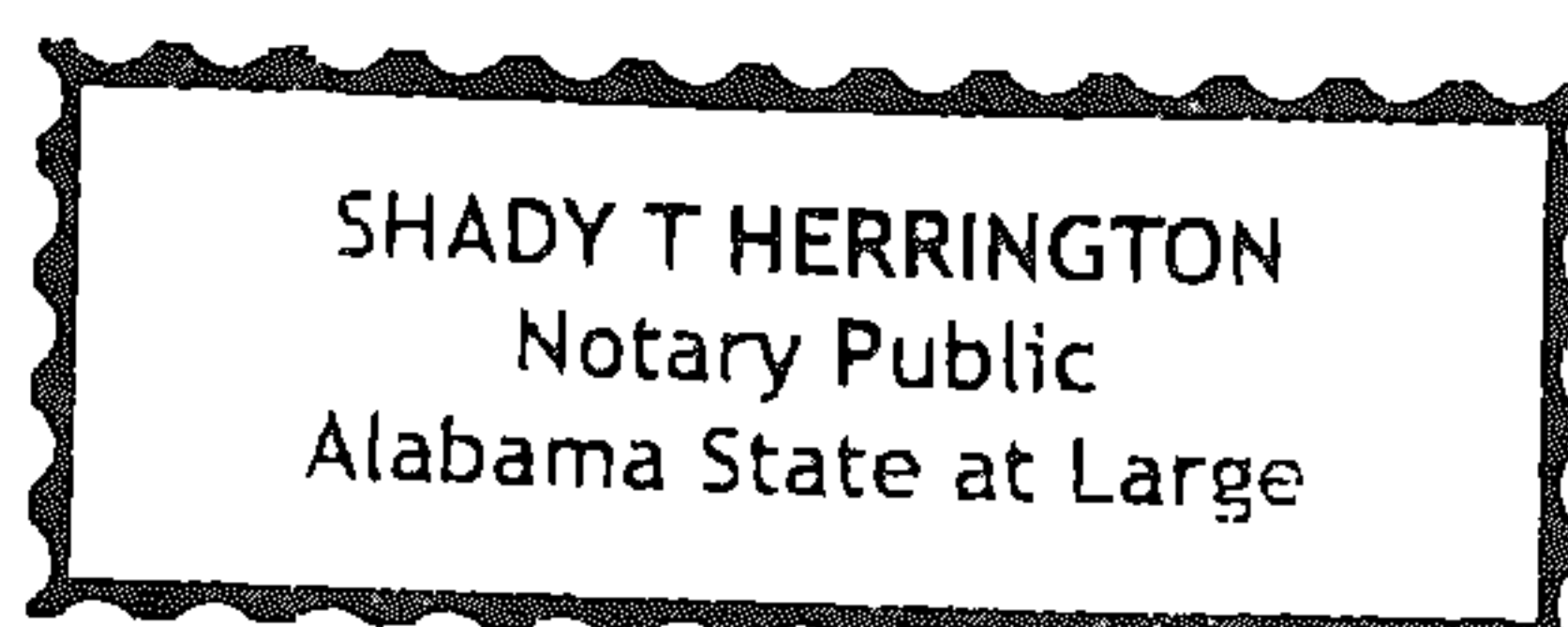

Witness's Signature
Witness Name:
Witness Address

STATE OF ALABAMA
COUNTY OF Shelby

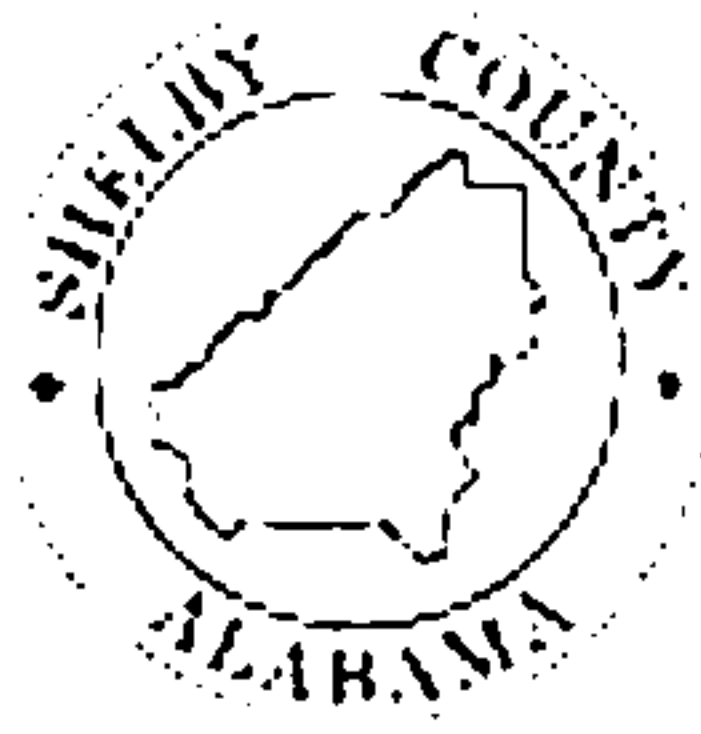
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer as sole member of Scenic View Townhomes, LLC, whose name is signed to the preceding instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2024 02:58:35 PM
 \$251.00 BRITTANI
 20241101000341770

Allen S. Byrd

Docusign Envelope ID: 551E28D6-4F65-490E-94FF-C585C90B7310

Real Estate Sales Validation Form

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

Grantor's Name	Scenic View Townhomes LLC	Grantee's Name	NCF Giving, Inc., sole trustee of NCF Charitable Assets Trust
Mailing Address	120 Bishop Circle	Mailing Address	5114 Balcones Woods Drive, Ste 307-299
	Pelham, AL 35124		Austin, TX 78759
Property Address	921 Ryecroft Rd.	Date of Sale	November 1, 2024
	Pelham, AL 35124	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 222,800

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 Shelby County Tax Statement 2024
☐ 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 November 1, 2024

Print Bradley Orr, President

☒ Unattested

(verified by)

Sign

DocuSigned by:

BRADLEY ORR

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1