

This instrument prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice to:
Christian Newberry
Michele Newberry
921 Ryecroft Rd
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twelve Thousand & 00/100 dollars (\$212,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, NCF Giving, Inc., a Texas nonprofit corporation, as sole Trustee of NCF Charitable Assets Trust, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Christian Newberry and Michele Newberry, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, 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.

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, forever.

And the Grantor does hereby covenant with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor hereunto sets his signature and seal on this the 16th day of January, 2025.

NCF Charitable Assets Trust

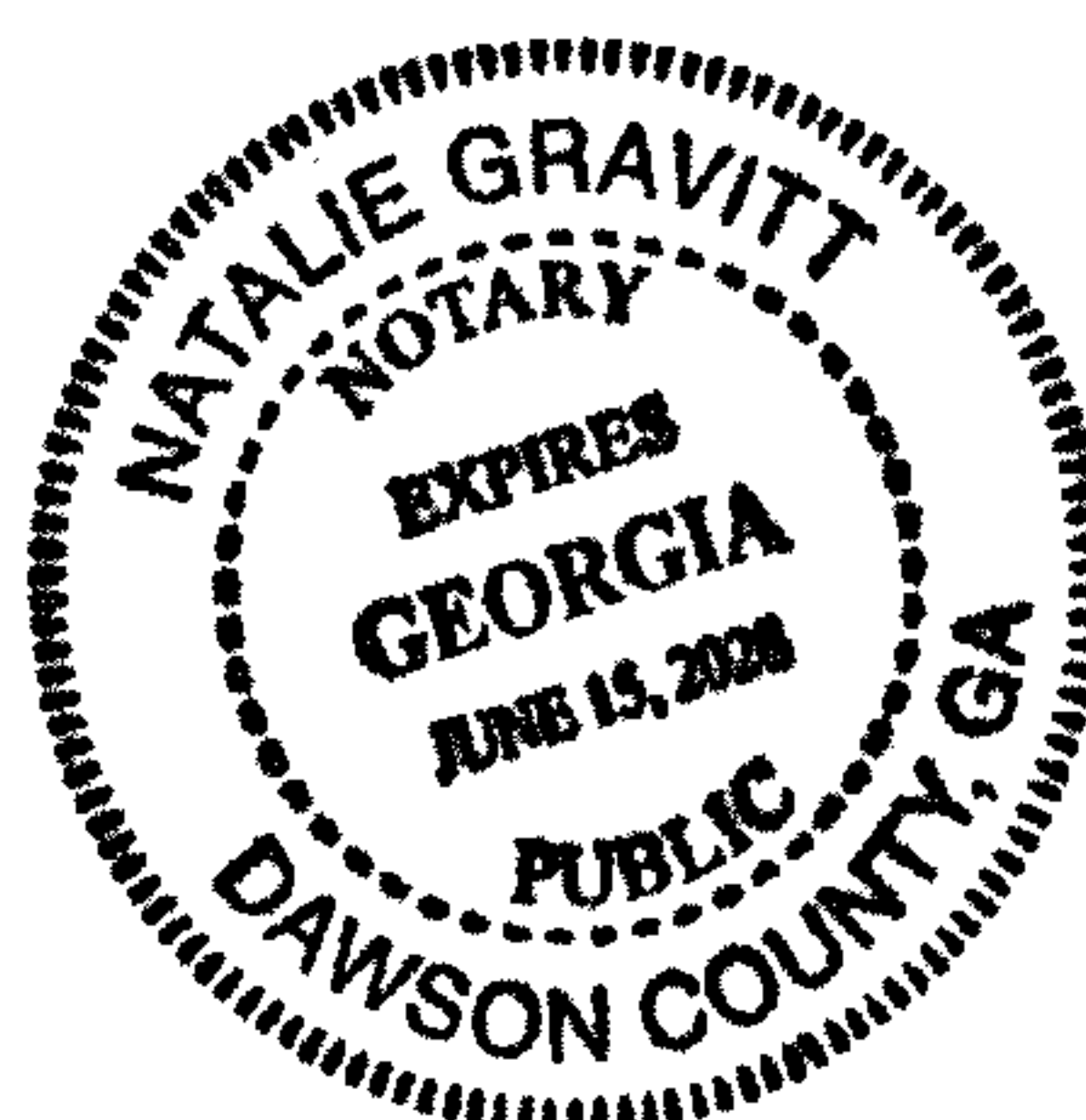
By: NCF Giving, Inc., a Texas nonprofit corporation
Its: Trustee

By: Bradley Orr
Its: President

STATE OF GA)
COUNTY OF Forsyth)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bradley Orr whose name as President of NCF Giving, Inc., the Trustee of NCF Charitable Assets Trust, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company/trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of January, 2025.



Natalie Gravitt
Notary Public
My Commission Expires: JUNE 15, 2028

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

Grantor's Name NCF Charitable Assets Trust
 Mailing Address 5114 Balcones Woods Dr
Austin, TX 78759

Grantee's Name Christian Newberry
 Mailing Address Michele Newberry
4104 Canopy Drive
Pelham, AL 35124

Property Address 921 Ryecroft Rd
Pelham, AL 35124
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2025 01:17:29 PM
 \$237.00 PAYGE
 20250203000032710

Date of Sale 01/17/2024Total Purchase Price \$ 212,000

or

Actual Value

\$

or

Assessor's Market Value \$

Allen S. Byrd

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 1/17/2025Print CHRISTIAN NEWBERRY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**