

Poor Quality

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
12 & 80 Land, LLC
211 Yeager Parkway Suite 8
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and NO/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **CCN Asset Management Company, LLC**, an Alabama limited liability company (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE, 12 & 80 Land, LLC**, an Alabama limited liability company (hereinafter referred to as **GRANTEE**), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

SUBJECT TO and EXCEPT FOR:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representation as to the status of the title to the property conveyed herein. No title search performed. No title search requested.

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**, its successors and assigns forever.

IN WITNESS WHEREOF, said **GRANTOR** has through the duly authorized representative hereunto set its hand and seal this the 14th day of April, 2025.

CCN Asset Management Company, LLC
an Alabama limited liability company

By: _____

Cyrus B. Givianpour

Its: Sole Member

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cyrus B. Givianpour**, whose name as Sole Member of **CCN Asset Management Company, LLC**, an Alabama limited liability company 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 the instrument, he as such Sole Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 2/27/28

LAUREN RAE BUCKNER
Notary Public
Alabama State at Large

EXHIBIT "A"**Legal #1****23-5-16-0-001-019.000 South Grande View to 12 & 80 Land LLC- 72 ac Top Portion**

A parcel of land in the Northwest 1/4 of the Southeast 1/4 and in the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southeast of Section 16, thence run along the North line for a distance of 2248.92 feet to the Northwest corner of Lot 1023, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Map Book 27, Page 95, and the point of beginning; thence continue along the North line of the Southeast 1/4 and the North line of the Southwest 1/4 for a distance of 1065.76 feet, thence turn left an angle of 87 degrees 25 minutes 37 seconds and run 530 feet; thence turn an interior angle to the right of 102 degrees, 45 minutes, 00 seconds and run in Southeasterly direction for a distance of 200.00 feet to a point, thence turn an angle to the right of 10 degrees, 15 minutes, 00 seconds and run in a Southeasterly direction for a distance of 180.00 feet to a point; thence turn an angle to the left of 25 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 100.00 feet to a point; thence turn an angle to the left of 11 degrees, 30 minutes, 00 seconds and run in a Northeasterly direction for a distance of 215.00 feet to a point, thence turn an angle to the left of 11 degrees, 18 minutes, 12 seconds and run in a Northeasterly direction for a distance of 185.13 feet to a point; thence turn an angle to the right of 38 degrees, 39 minutes, 58 seconds and run in a Southeasterly direction for a distance of 85.77 feet to the Southwest corner of Lot 1006, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, Map Book 27, Page 95, thence turn an angle to the left of 80 degrees 04 minutes 16 seconds and run along the West boundary of Lot 1006 and the right of way of Grande View Parkway for a distance of 290.08 feet to the point on the North boundary of Grande View Parkway; thence run along the North boundary of Grande View Parkway along a curve to the right with a radius of 399.97 a delta of 05 degree 31 minutes 03 seconds in a easterly directions for 38.46 feet to the Southwest corner of Lot 1023; thence run Northerly along the West lot line of Lot 1023 for 187.32 feet to the point of beginning.

23-5-21-0-001-002.006 and 23-5-16-0-001-019.000 minus top portion CCN Asset Management LLC to 12 & 80 Land LLC - 72 ac Bottom Portion + 17.5ac

Legal #2

A parcel of land being a part of the South one half of Section 16 and a part of the North one half of Section 21, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 21; thence run in a Southerly direction along the East line of said Section 21 for a distance of 1,324.58 feet to an existing crimped iron pin, thence turn an angle to the left of 00 degrees 18 minutes 01 seconds and run in a Southerly direction for a distance of 56.78 feet to an existing crimped iron pin and also being on the Northwest right-of-way line of Shelby County Highway # 12; thence turn an angle to the right of 67 degrees 39 minutes, 34 seconds and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 975.59 feet to an existing iron pin on a curve to the left having central angle of 21 degrees, 01 minutes, 25 seconds and a radius of 1,949.87 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 715.47 feet to an existing iron pin; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance of 170.66 feet to an existing iron pin on a curve to the right having a central angle of 43 degrees, 49 minutes, 36 seconds and a radius of 936.96 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 716.70 feet to an existing iron pin; thence run tangent to last stated curve in a Westerly direction along said Northwest right-of-way line for a distance of 170.75 feet to an existing iron pin; thence turn an angle to the right of 89 degrees, 29 minutes, 21 seconds and run in a Northerly direction for distance of 232.43 feet to an existing iron pin; thence turn an angle to the left of 88 degrees, 42 minutes, 11 seconds and run in a Westerly direction for a distance of 195.50 feet to an existing iron pin; thence turn an angle to the left of 69 degrees, 16 minutes, 27 seconds and run in Southwesterly direction for a distance of 252.71 feet to an existing iron pin on the North right-of-way line of Shelby County Highway # 12; thence turn an angle to the right of 68 degrees, 29 minutes, 17 seconds and run in Westerly direction along said North right-of-way line for a distance of 710.68 feet to an existing iron pin being at the point of intersection with the Easterly right-of-way line of Southern Railroad right-of-way; thence turn an angle to the right of 73 degrees, 16 minutes, 56 seconds and run in Northwesterly direction along said Easterly right-of-way line for a distance of 1,863.37 feet to an existing iron pin on a curve to the right having a central angle of 01 degree, 57 minutes, 22 seconds and a radius of 2,711.44 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 92.57 feet to an existing iron pin on a compound curve to the right having a central angle of 07 degrees, 08 minutes, 34 seconds and a radius of 1,600.46 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Easterly right-of-way line for a distance of 199.52 feet to a tree being at the property corner; thence turn an angle to the right from the chord of last stated curve of 91 degrees, 53 minutes, 25 seconds and run in a Northeasterly direction for a distance of 311.40 feet to an existing rock pile marking the corner; thence turn an angle to the left of 91 degrees, 02 minutes, 56 seconds and run in a Northwesterly direction for a distance of 145.83 feet to the point of beginning; thence continue along last stated course for a distance of 210.00 feet to an existing old iron rebar; thence turn an angle to the right of 97 degrees, 29 minutes, 31 seconds and run in an Easterly direction for a distance of 294.26 feet to an old open top iron pin; thence turn an angle to the left of 91 degrees, 47 minutes, 47 seconds and run in a Northerly direction for a distance of 951.85 feet to an existing iron pin; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in an Easterly direction for a distance of 175.00 feet to an existing iron pin; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction for a distance of 262.46 feet to an existing iron pin; thence turn an angle to the right of 90 degrees, 27 minutes, 07 seconds and run in an Easterly direction for a distance of 103.28 feet to an existing iron pin; thence turn an angle to the left of 86 degrees, 19 minutes, 26 seconds and run in a Northerly direction for a distance of 521.27 feet to an existing old iron rebar; thence turn an angle to the left of 01 degree,

45 minutes, 39 seconds and run in a Northerly direction for a distance of 465.54 feet to a point; thence turn an angle to the right of 102 degrees, 45 minutes, 00 seconds and run in Southeasterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of 10 degrees, 15 minutes, 00 seconds and run in a Southeasterly direction for a distance of 180.00 feet to a point; thence turn an angle to the left of 25 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 100.00 feet to a point; thence turn an angle to the left of 11 degrees, 30 minutes, 00 seconds and run in a Northeasterly direction for a distance of 215.00 feet to a point; thence turn an angle to the left of 11 degrees, 18 minutes, 12 seconds and run in a Northeasterly direction for a distance of 185.13 feet to a point; thence turn an angle to the right of 38 degrees, 39 minutes, 58 seconds and run in a Southeasterly direction for a distance of 123.95 feet to a point; thence turn an angle to the right of 37 degrees, 08 minutes, 53 seconds and run in a Southeasterly direction for a distance of 120.00 feet to a point; thence turn an angle to the right of 33 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 165.00 feet to a point; thence turn an angle to the right of 19 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 400.00 feet to a point; thence turn an angle to the left of 91 degrees, 15 minutes, 00 seconds and run in a Southeasterly direction for a distance of 170.00 feet to a point on a curve to the left having a central angle of 45 degrees, 14 minutes, 23 seconds and a radius of 650.00 feet; thence turn an angle to the right to the tangent of said curve of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction along the arc of said curve for a distance of 513.23 feet to a point on a reverse curve to the right having a central angle of 47 degrees, 09 minutes, 23 seconds and a radius of 750.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 617.28 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 450.00 to a point on a curve to the left having a central angle of 25 degrees, 27 minutes, 53 seconds and a radius of 450.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 200.00 feet to a point; thence turn an angle to the right from the chord of last stated curve of 56 degrees, 16 minutes, 03 seconds and run in a Southwesterly direction for a distance of 190.00 feet to a point; thence turn an angle to the left of 14 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 170.00 feet to a point; thence turn an angle to the left of 15 degrees, 07 minutes, 43 seconds and run in a Southwesterly direction for a distance of 192.95 feet to a point; thence turn an angle to the left of 20 degrees, 23 minutes, 49 seconds and run in a Southwesterly direction for a distance of 530.00 feet to a point; thence turn an angle to the right of 136 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 535.00 feet to a point; thence turn an angle to the left of 14 degrees, 30 minutes, 00 seconds and run in a Northwesterly direction for a distance of 850.00 feet to a point; thence turn an angle to the left of 49 degrees, 15 minutes, 00 seconds and run in a Southwesterly direction for a distance of 315.00 feet to the point of beginning.

Less and except

Any portion lying within the boundaries of the survey of Grande View Estates, Givianpour Addition to Alabaster, 7th Addition, Map Book 21, Page 134, Shelby County, Alabama.

Any portion lying within the boundaries of the survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 1 as recorded in Map Book 26, Page 86, Shelby County, Alabama.

Any portion lying within the boundaries of the survey of Grande View Estates, Givianpour Addition to Alabaster, 15th Addition, Map Book 32, Page 126, Shelby County, Alabama.

Legal #3

23-6-21-0-001-002.004 CCN Asset Management LLC to 12 & 80 Land LLC – 45ac Hwy 12&80

Part of the East 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama. Being more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of said Section 21, being marked by existing old rebar, run in a Southerly direction along the East line of said Southeast 1/4 of Section 21 for a distance of 1332.17 feet to an existing iron pin; thence turn an angle to the left of 00 degrees 19 minutes 09 seconds and run in a Southerly direction for a distance of 75.34 feet to an existing iron pin, being on the North right of way line of Shelby County Highway #80; thence turn an angle to the right of 91 degrees 34 minutes 16 seconds and run in a Westerly direction along the North right of way line of said Shelby County Highway #80 for a distance of 31.83 feet to the point of beginning of a curve; said curve being concave in a Northeasterly direction and having a central angle of 68 degrees 30 minutes 11 seconds and a radius of 533.13 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 637.41 feet to an existing iron pin being at the ending of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve and along the Northeast right of way line of Shelby County Highway #80 for a distance of 467.76 feet to an existing iron pin; thence turn an angle to the right of 86 degrees 49 minutes 15 seconds and run in a Northeasterly direction for a distance of 203.49 feet to existing iron pin; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 200.0 feet to an existing old open top iron pin; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 203.42 feet to an existing iron pin being on the Northeast right of way line of Shelby County Highway #80 and being on a curve, said curve being concave in a Southwesterly direction having a central angle of 22 degrees 09 minutes 03 seconds and a radius of 1472.53 feet; thence turn an angle to the right (75 degrees 04 minutes 16 seconds to the chord of said curve) and run along the arc of said curve for a distance of 569.29 feet to an existing iron pin being at the end of said curve; thence run in a Northwesterly direction along a line tangent to the end of said curve and along the Northeast right of way line of said Shelby County Highway #80 for a distance of 493.83 feet to an existing iron pin; thence turn an angle to the right of 56 degrees 57 minutes 58 seconds and run in a Northerly direction for a distance of 94.92 feet to an existing iron pin being on the Southeasterly right of way line of Shelby County Highway #12; thence turn an angle to the right of 38 degrees 57 minutes 32 seconds and run in a Northeasterly direction for a distance of 39.47 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12 and being on the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 21 degrees 01 minutes 25 seconds and a radius of 1869.87 feet; thence turn an angle to the right and run in a Northeasterly direction along

the arc of said curve for a distance of 686.11 feet to the point of ending of said curve and being marked by an existing iron pin being on the Southeast right of way line of said Shelby County Highway #12; thence run in a Northeasterly direction along said Southeast right of way line and along a line tangent to the end of said curve for a distance of 439.16 feet to an existing old open top iron pin; thence turn an angle to the right of 88 degrees 29 minutes 11 seconds and run in a Southeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 29 minutes 11 seconds and run in a Northeasterly direction for a distance of 200.0 feet to an existing iron pin, thence turn an angle to the left of 91 degrees 30 minutes 49 seconds and run in a Northwesterly direction for a distance of 200.0 feet to an existing iron pin being on the Southeast right of way line of Shelby County Highway #12; thence turn an angle to the right of 91 degrees 30 minutes 49 seconds and run in a Northeasterly direction along the Southeast right of way line of said Shelby County Highway# 12 for a distance of 303.55 feet to an existing iron pin being on the East line of the NE 1/4 of said Section 21; thence turn an angle to the right of 112 degrees 20 minutes 26 seconds and run in a Southerly direction along the East line of said NE 1/4 of said Section 21 for a distance of 1181.99 feet, more or less, to an existing iron pin being the point of beginning; being situated in Shelby County, Alabama.

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

Grantor's Name	CCN Asset Management Company, LLC	Grantee's Name	12 & 80 Land, LLC
Mailing Address	211 Yeager Parkway Suite B Pelham, AL 35124	Mailing Address	211 Yeager Parkway Suite B Pelham, AL 35124
Property Address	72 acres Grand View Parkway, 72 acres Shelby Co Hwy #12, & 45 acres Shelby Co. Hwy #12 Alabaster, AL 35114	Date of Sale	April, 2025
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ 543,203.00
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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).

CCN Asset Management Company, LLC

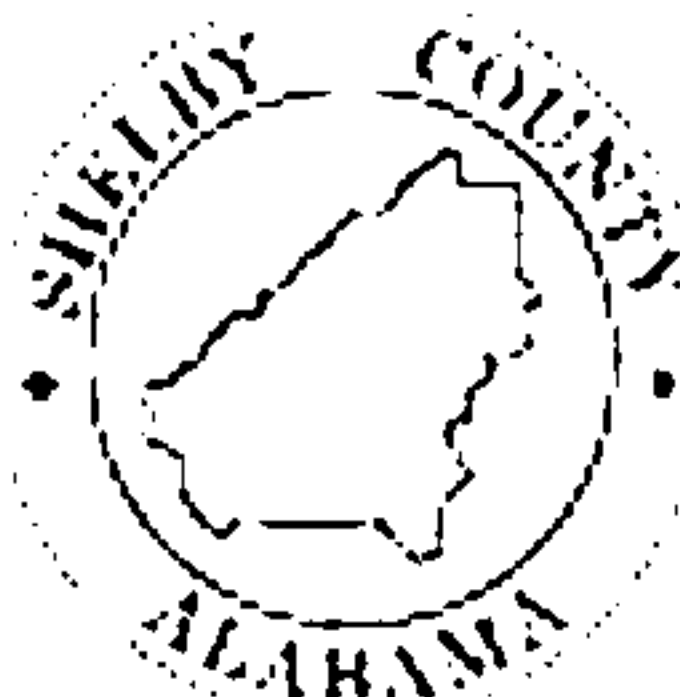
Date 4-16-2025Print Cyrus B. Givianpour, Sole Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) single one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2025 03:01:15 PM
\$577.50 JOANN
20250416000114300

Allen S. Bayl