

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 B
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 **CCG Management 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

Parcel ID#23-51-21-0-001-002.005

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 16th day of April, 2025.

CCG Management, LLC
an Alabama limited liability company

By: Cameron C. Givianpour
Cameron C. Givianpour
Its: Member

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cameron C. Givianpour**, whose name as Member of **CCG Management, 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 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 16th day of April, 2025.

Lauren Rae Buckner
NOTARY PUBLIC
My Commission Expires: 2/27/28

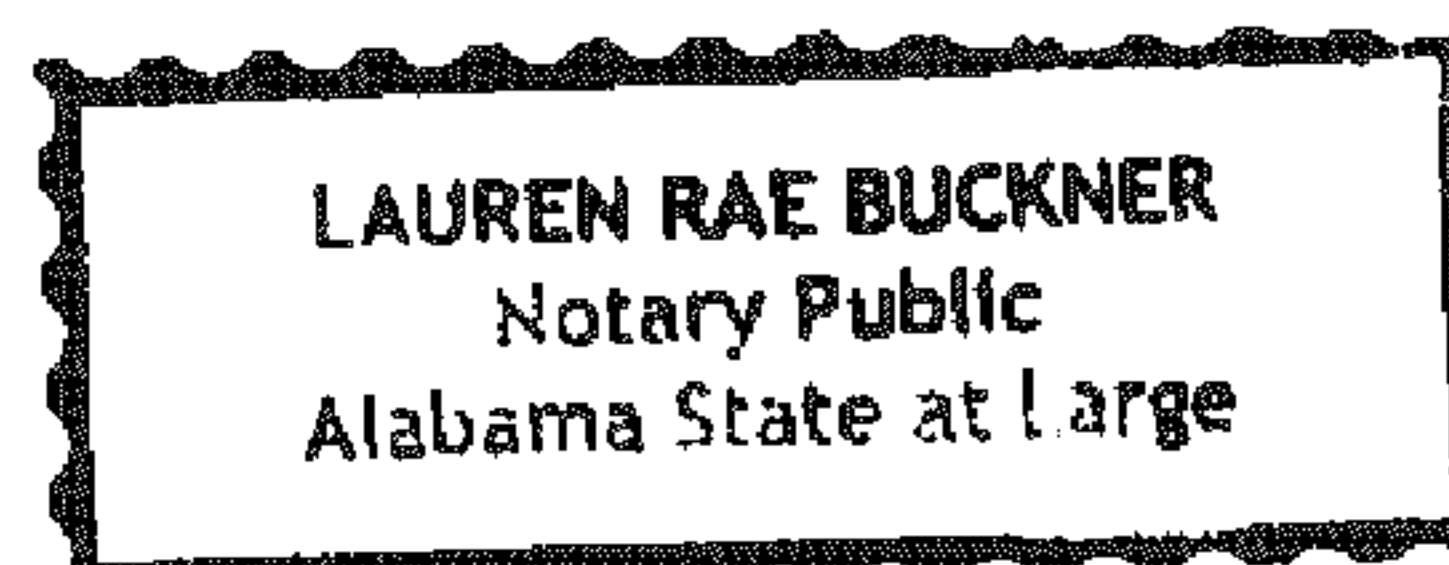


EXHIBIT "A"**Legal #6****23-5-21-0-001-002.005 CCG Management LLC to 12 & 80 Land LLC – 28 ac**

A parcel of land situated in Sections 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the 3" capped pipe marking the accepted Northeast corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the Northern line of said Section 21 a distance of 2663.32 feet to a point; thence turn a deflection angle of 90°00'00" to the left and run in a Southerly direction 1826.42' to the Point of Beginning of herein described Phase I, said point being the Northeasterly most corner of Lot 1531 Grand View Estates Givianpour Addition To Alabaster 15 Addition as recorded in Map Book 32 Page 126, in the Judge of Probates Office, Shelby County, Alabama, thence deflect from the last described course 31°57'01" to the left and run in a Southwesterly direction, along the Westerly line of said 15th Addition, for 270.65 Feet to a point thence turn an interior angle of 192°00'05" and run to the left in a Southwesterly direction, along the Westerly line of said 15th Addition, for 353.89 feet to a point; thence turn an interior angle of 200°27'53" and run to the left in a Southerly direction, along the Westerly line of said 15th Addition, for 175.00 feet to a point; thence turn an interior angle of 90°42'17" and run to the right in a Westerly direction, along the Northerly line of Shelby County Highway 12, for 404.75 feet to a point, thence turn an interior angle of 106°02'14" and run to the right in a Northwesterly direction, along the Easterly Right-of-Way line of Norfolk Southern Railroad, for 1862.76 feet to a point; thence turn an interior angle of 98°10'19" and run to the right, in a Northeasterly direction, for 483.84 feet to a point; thence turn an interior angle of 155°21'45" and run to the right, in a Easterly direction, for 109.99 feet to a point being on the Westerly Right-of-Way of a 50.00 foot street, said point being on a curve to the left, having a central angle of 5°25'31" and a radius of 525.00 feet, thence turn an interior angle of 89°25'43" to the tangent of said curve and run in a Southerly direction along said Right-of-Way and arc of said curve 49.86 feet to a point; thence turn an interior angle of 270°00'21" from the tangent of said point on said curve and run in a Northeasterly direction for 160.00 feet to a point, said point being on a curve to the left, having a central angle of 6°33'03" and a radius of 365.00 feet; thence turn an interior angle of 89°59'30" to the tangent of said curve and run in a Southerly direction along arc of said curve 41.73 feet to a point, thence continue in a Southwesterly direction along a line tangent from said curve 1141.28 feet to a point; thence turn an interior angle of 246°41'14" and run to the left in a Southeasterly direction for 268.09 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2025 03:01:16 PM
 \$590.00 JOANN
 20250416000114310

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	CCG Management, 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	28 acres Shelby Co. Hwy #12 Alabaster, AL 35114	Date of Sale	<u>April</u> <u>2025</u>
		Total Purchase Price	\$ <u> </u>
		or	<u> </u>
		Actual Value	\$ <u>561,972.00</u>
		or	<u> </u>
		Assessor's Market Value	\$ <u> </u>

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/ Assessor's Appraised Value |
| ☐ 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).

CCG Management, LLC

Date 4-16-2025

Print Cameron C. Givianpour, Sole Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one