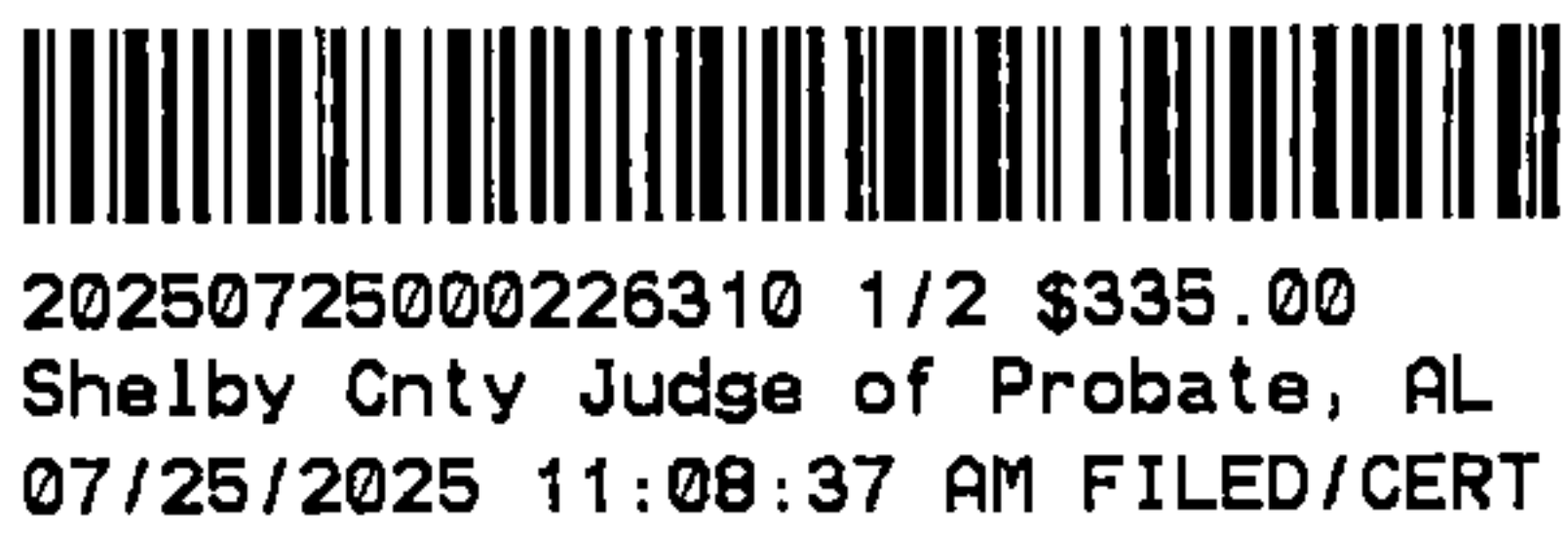


THIS INSTRUMENT PREPARED BY:
Faith S. Adam, Esq.
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
CC Capital, LLC
715 Thames Court
Pelham, Alabama 35124



Shelby County, AL 07/25/2025
State of Alabama
Deed Tax: \$310.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John Miller** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CC Capital, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land in the NW ¼ of the SE ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

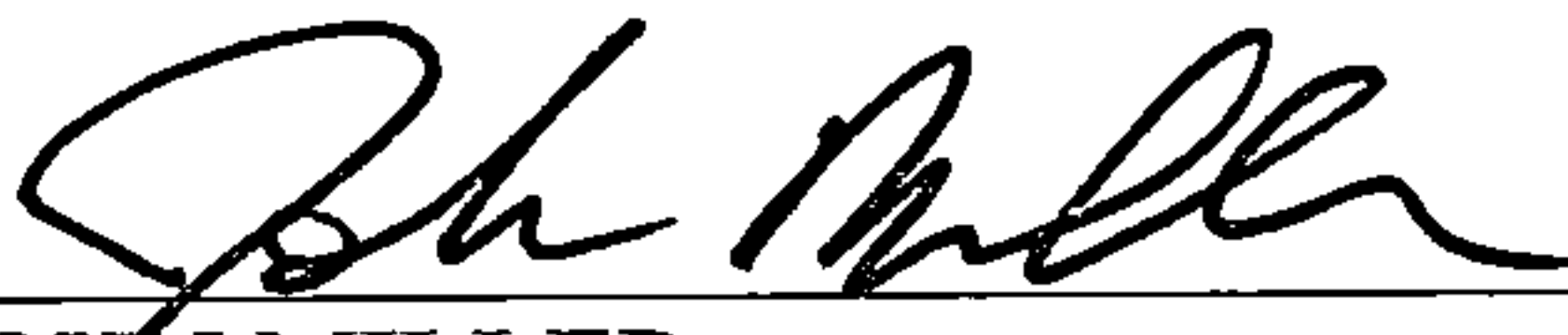
Commence at the Southwest corner of said ¼-1/4 section; thence run North along the West ¼-1/4 line 382.25 feet to a point on the Northeast bank of Buck Creek; thence turn left 13 degrees 37 minutes 33 seconds and run Northwest along said bank 63.65 feet to a point on the extension of the Southeast right-of-way of Parker Drive; thence turn right 55 degrees 06 minutes 23 seconds and run Northeast along side right-of-way 385.30 feet to the Southwest right-of-way of Thames Court; thence turn right 90 degrees 00 minutes 00 seconds and run Southeast along said Thames Court right-of-way 583.89 feet to the point of beginning; thence continue last course 150.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 151.13 feet to a point on the Northeast bank of said creek; thence turn right 83 degrees 11 minutes 53 seconds and run Northerly 72.27 feet along the bank of said creek; thence right turn 04 degrees 16 minutes 05 seconds and run northerly 78.32 feet along the bank of said creek; thence turn 92 degrees 32 minutes 02 seconds and run Northeast 163.15 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.
Note: The preparer of this deed has not researched the title to this real property.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 hereinabove 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 will, and GRANTOR'S heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, John Miller, has hereunto set his hand and seal this the 10th day of July, 2025.



JOHN MILLER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Miller, an individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of July, 2025.




NOTARY PUBLIC
My Commission Expires: 2/24/2029

Real Estate Sales Validation Form

20250725000226310 2/2 \$335.00
Shelby Cnty Judge of Probate, AL
07/25/2025 11:08:37 AM FILED/CERT

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

Grantor's Name John Miller
Mailing Address 400 Boardman Dr.
Chelsea

Grantee's Name CC Capital LLC
Mailing Address 715 Thames Ct
Pelham, AL
35124

Property Address 715 Thames Ct
Pelham, AL
35124

Date of Sale 7/10/25
Total Purchase Price \$ 310,000.00
or
Actual Value \$ _____
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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/25/25

Unattested

(verified by)

Print Nita Morris

Sign Nita Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1