



20251106000342190 1/2 \$375.00
Shelby Cnty Judge of Probate, AL
11/06/2025 04:01:14 PM FILED/CERT

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
640 Stuart Lane
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Automotive Systems, Inc.**, an Alabama corporation (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 being in the Northeast¼ of the Southwest¼ and the Northwest¼ of the Southeast ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the Southeast ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Northerly along the West line of said quarter-quarter section a distance of 536.56 feet to a point on the Northwest margin of Parker Drive; thence turn 41 degrees 28 minutes 50 seconds right and run along said margin of said street 390.82 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left' and run 250.00 feet to the point of beginning of the beginning of the property being described; thence continue along last described course a distance of 110.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Southwesterly 180.00 feet to a point on the Northeasterly margin of Stuart Lane; thence turn 90 degrees 00 minutes 00 seconds left and run Southeasterly along said margin of said street 110.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 180.00 feet to the point of beginning and marked on each corner with a cap steel rebar pin.

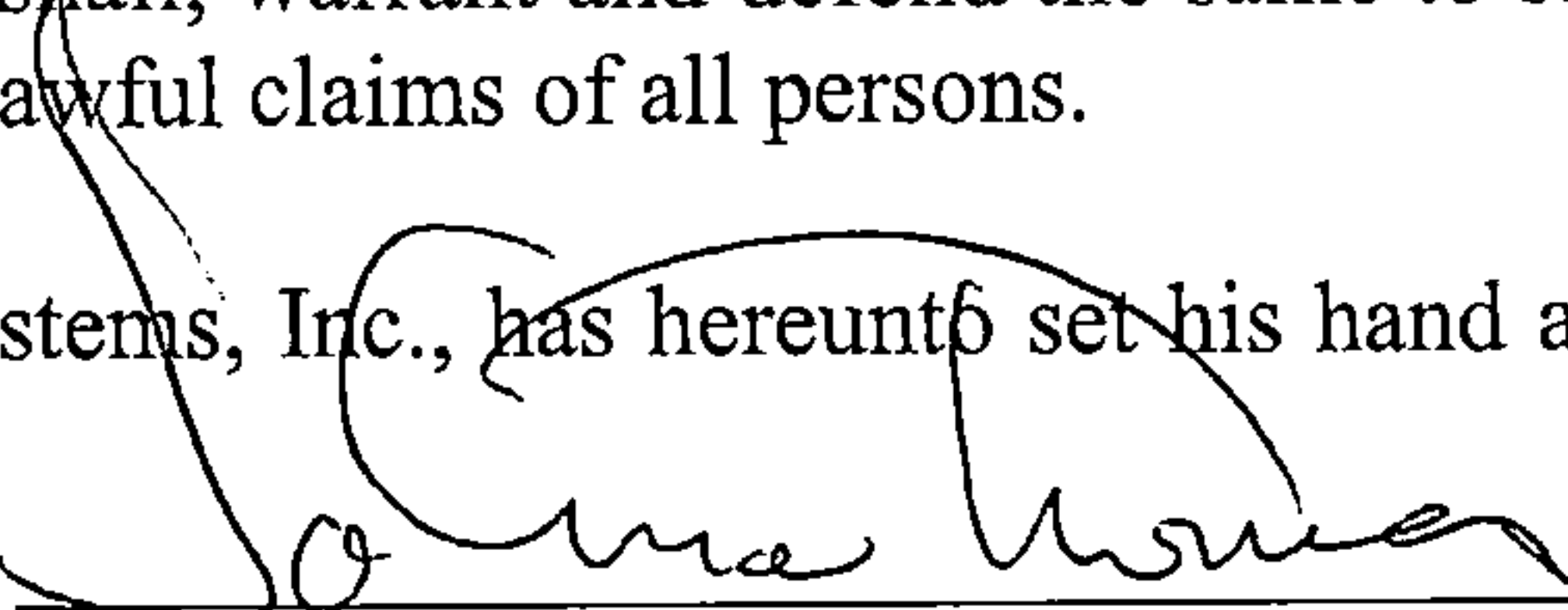
Situated in Shelby County, Alabama.

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.

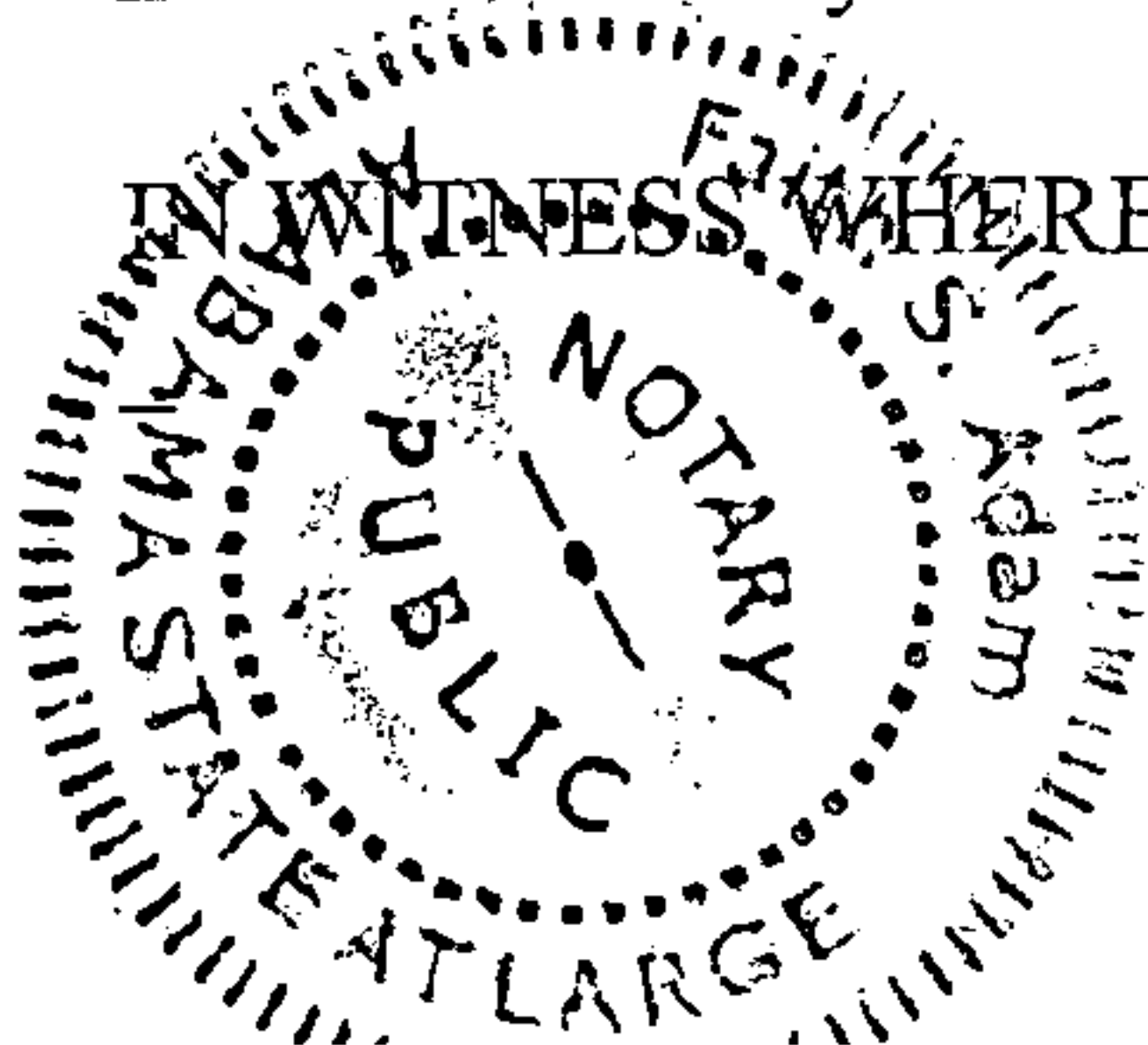
IN WITNESS WHEREOF, said GRANTOR, Automotive Systems, Inc., has hereunto set his hand and seal this the 5 day of Nov, 2025.


AUTOMOTIVE SYSTEMS, INC.
By: JOHN THOMAS, its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Thomas, who is the president of Automotive Systems, Inc., a corporation, and 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 5th day of November, 2025.



Shelby County, AL 11/06/2025
State of Alabama
Deed Tax: \$350.00


NOTARY PUBLIC
My Commission Expires: 2/4/29



20251106000342190 2/2 \$375.00
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Real Estate Sales Validation Form

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

Grantor's Name Automotive Systems, Inc.
Mailing Address 3605 Tall Timber Dr.
Birmingham, AL 35242

Grantee's Name CC Capital, LLC
Mailing Address 640 Stuart Lane
Pelham, Alabama 35124

Property Address 640 Stuart Lane
Pelham, Alabama 35124

Date of Sale 11/5/2025

Purchase Price \$350,000.00

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 11/5/25

Print JOHN THOMAS

☐ Unattested

Sign John Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1