

SEND TAX NOTICES TO:
CMK INVESTMENT PROPERTIES, LLC
3290 Carisbrooke Lane
Hoover, Alabama 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Brian M. Kornowicz**, a married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **B & D REALTY, LLC**, an Alabama limited liability company (herein referred to as "Grantees"), the real estate situated in Baldwin and Shelby Counties, Alabama, and described on Exhibit "A" attached hereto.

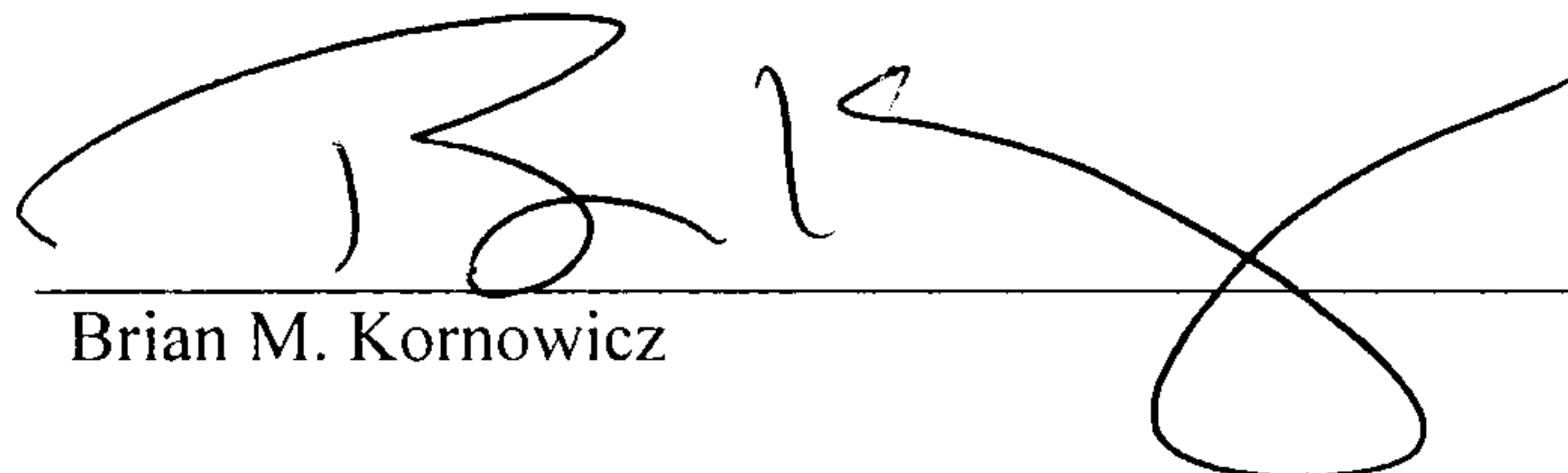
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]


TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 17 day of October, 2014.



Brian M. Kornowicz L.S.
(Individually)


20141030000342350 1/5 \$166.00
Shelby Cnty Judge of Probate, AL
10/30/2014 11:02:50 AM FILED/CERT

Shelby County, AL 10/30/2014
State of Alabama
Deed Tax: \$140.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian M. Kornowicz, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17 day of October, 2014.

Heather Elaine Wad
NOTARY PUBLIC
My Commission expires: 7/31/2016

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Wendy Hardegree Davis
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600
[D-7765, Conventional]



20141030000342350 2/5 \$166.00
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EXHIBIT "A"

Parcel V: (1181 Stagg Run Trail (Lot 2), Indian Springs, Alabama 35124)

Lot 2, according to the Survey of Stagg Run, as recorded in Map Book 39, pages 67A & 67B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2014, a lien but not yet payable; ii) Building line(s) as shown by recorded map (Parcel V); iii) Easement(s) as shown by recorded map (Parcel V); iv) Restrictions as shown by recorded map (Parcel V); v) No further subdivision of lots as restricted by recorded map (Parcel V); vi) Right of way to South Central Bell, recorded in Real 12, page 163, in the Probate Office of Shelby County, Alabama (Parcel V); vii) Agreement for Easement as recorded in Real 10, page 693, in the Probate Office of Shelby County, Alabama (Parcel V); viii) Restrictions appearing of recorded in Instrument 20071226000576250, as amended by Instrument 20111025000318010, in the Probate Office of Shelby County, Alabama (Parcel V); ix) Road and Utility Easement recorded in Instrument 2007022300083130, in the Probate Office of Shelby County, Alabama (Parcel V); x) Easement recorded in Deed Book 301, page 703; Deed Book 301, page 735 and Real 55, page 471 in the Probate Office of Shelby County, Alabama (Parcel V); xi) Agreement as recorded in Misc. Volume 1, page 229 and Misc. Volume 10, page 693, in the Probate Office of Shelby County, Alabama (Parcel V); xii) Rights of others in and to the use of private roadways for ingress/egress and utilities as shown in Map Book 39, pages 67A & 67B in the Probate Office of Shelby County, Alabama (Parcel V); xiii) Easement to Alabama Power Company recorded in Instrument 20120730000275600, in the Probate Office of Shelby County, Alabama (Parcel V); and xiv) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



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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:	<u>Brian M. Kornowicz</u>	Grantee's Name:	<u>B & D Realty, LLC</u>
Mailing Address:	<u>3920 Carisbrooke Lane</u> <u>Hoover, AL 35226</u>	Mailing Address:	<u>1473 Secretariat Drive</u> <u>Hoover, AL 35080</u>
Property Address:	<u>1181 Stagg Run Trail</u> <u>Indian Springs, AL 35124</u>	Date of Sale:	<u>October 17 2014</u>
		Total Purchase Price:	_____
		Or	
		Actual Value:	<u>\$ 140,000.00</u>
		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 checked="" type="checkbox"/> Appraisal
<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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]


20141030000342350 4/5 \$166.00
Shelby Cnty Judge of Probate, AL
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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 § 40-22-1(h).

Date: 10/17/14

<u>Unattested</u>	<u>(verified by)</u>
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Shelby Cnty Judge of Probate: AL
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B & D REALTY, LLC, an Alabama limited liability company
(Grantee)

BY:

Name: Daryl D. Poarch (also known as Daryl Poarch)

Title: Manager

Brian M. Kornowicz (a/k/a Brian Kornowicz)
(Grantor)

L.S.
(Individually)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl D. Poarch (also known as Daryl Poarch) whose name as Manager of B & D REALTY, 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 said instrument, he, as such Manager, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 17 day of October, 2014.

Heather Elaine Ward

NOTARY PUBLIC

My Commission Expires: 7/31/16

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian M. Kornowicz (a/k/a Brian Kornowicz), whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17 day of October, 2014.

Heather Elaine Ward

NOTARY PUBLIC

My Commission Expires: 7/31/2016