

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT K. BRACKETT and TIFFANY S. BRACKETT, formerly known as TIFFANY S. HALL, husband and wife (together herein, "Grantors"), whose address is 23570 Hwy. 25, Columbiana, AL 35051, for and in consideration of ONE HUNDRED FORTY-TWO THOUSAND THREE HUNDRED FIFTY SIX HUNDRED AND 00/100 Dollars (\$142,350.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CF KL ASSETS 2019-1 LLC, a Delaware Limited Liability Company (herein, "Grantee"), whose address is 1345 Avenue of the Americas, 46th Floor, New York, NY 10105, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

Property street address: 4806 Pinehurst Drive, Helena, AL 35080

SOURCE OF TITLE: Instrument Number 20110418000118520

PROPERTY ID: 13 5 22 1 001 005.077

REAL PROPERTY TAX: \$ 0.00 due and payable by December 31<sup>st</sup> of the current year

**THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.**

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

**This property constitutes the homestead real property of Grantors.**

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 11<sup>th</sup> day of December, 2020.

GRANTOR:

Robert K. Brackett (SEAL)  
ROBERT K. BRACKETT

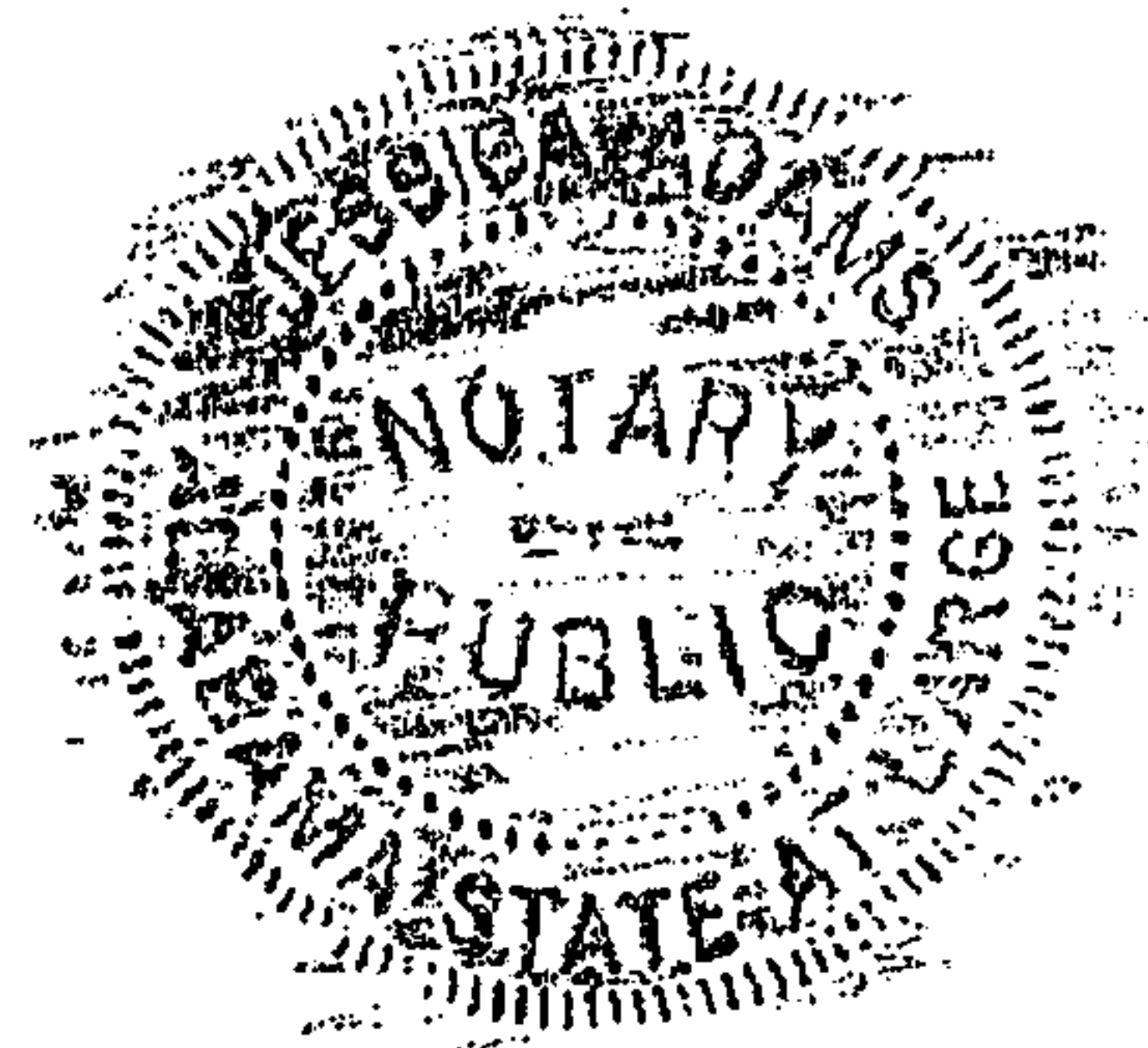
STATE OF Alabama  
COUNTY OF Shelby

I, Jessica Adams, the undersigned Notary Public in and for said State and County, hereby certify that ROBERT K. BRACKETT, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of December, 2021.

[Affix Notary Seal]

Jessica Adams  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 12/13/21



**GRANTOR:**

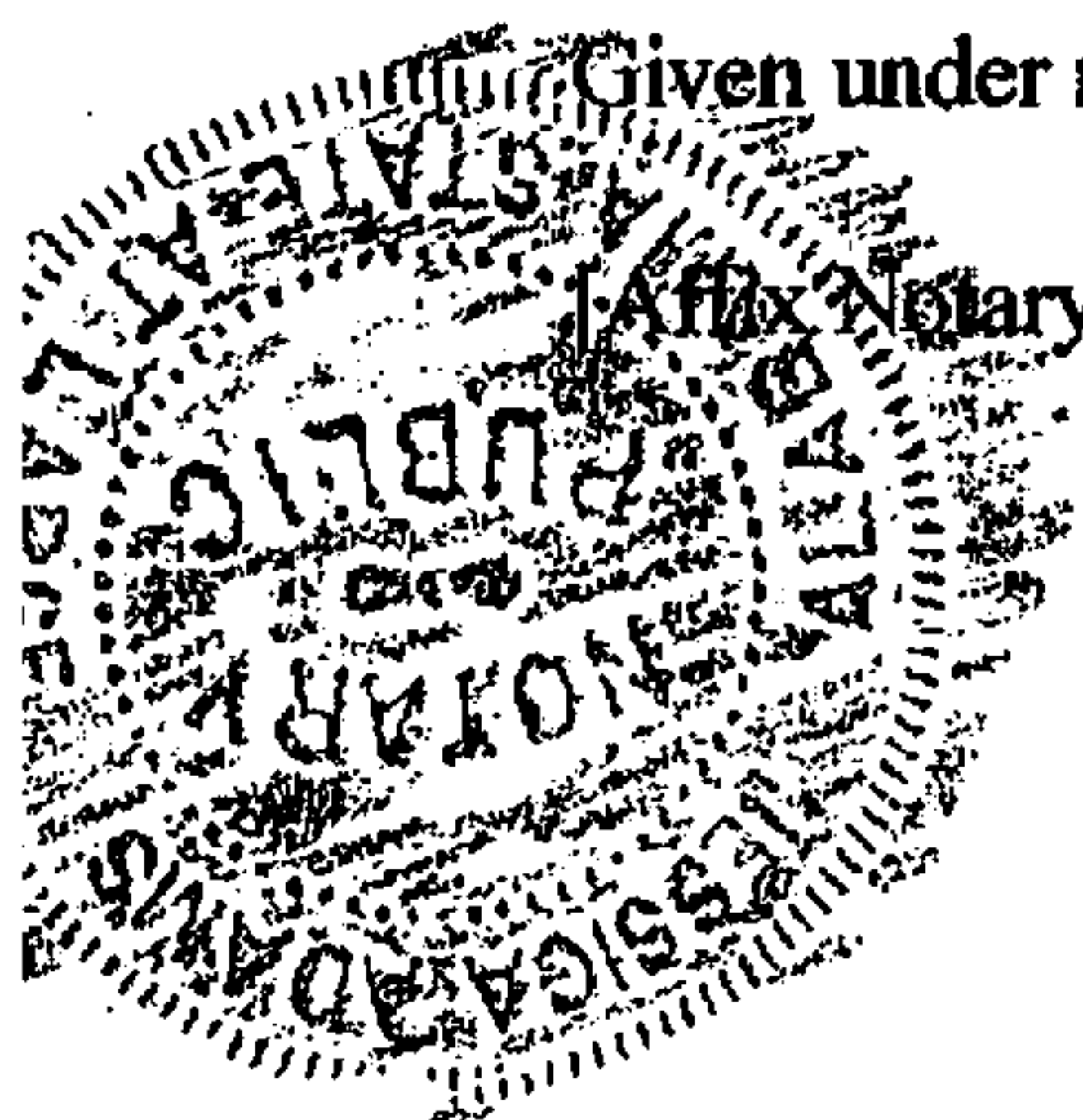
Tiffany S. Brackett (SEAL)  
TIFFANY S. BRACKETT, formerly known  
as TIFFANY S. HALL

STATE OF Alabama  
COUNTY OF Shelby

I, Jessica Adams, the undersigned Notary Public in and for said State and County, hereby certify that TIFFANY S. BRACKETT, a married woman, formerly known as TIFFANY S. HALL, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2020.

[Affix Notary Seal]



Jessica Adams  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 12/13/21

**This instrument was prepared by:**

RAVEN PERRY-BEACH, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**When recorded, please mail to:**

KERRI LEONARD  
OS NATIONAL, LLC - DEPT. 15  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
231731-15-KAIROS-AL

**The Grantee's address is:**

CF KL ASSETS 2019-1 LLC, A  
1345 AVENUE OF THE AMERICAS,  
46TH FLOOR  
NEW YORK, NY 10105

**EXHIBIT A**

**[Legal Description]**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 2, IN BLOCK 7, ACCORDING TO A RESURVEY OF LOTS 2, 3, AND 4, IN BLOCK 7, OF PLANTATION SOUTH, THIRD SECTOR, PHASE II, RECORDED IN MAP BOOK 14, PAGE 58, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel ID:13 5 22 1 001 005.077

Commonly known as: 4806 Pinehurst Drive, Helena, AL 35080

Source of Title Deed Instrument: 20110418000118520.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/12/2021 08:06:17 AM  
\$176.50 CHERRY  
20210112000017390

*Allen S. Bevil*