

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JEFFREY A. BROOKS, an unmarried man, and CHRISTIE L. BROOKS, an unmarried woman, who acquired title as husband and wife (together herein, "Grantors"), each of whose address is 1519 Autumn Wood Drive, Birmingham, AL 35216, for and in consideration of ONE HUNDRED NINETY-NINE THOUSAND THREE HUNDRED AND 00/100 Dollars (\$199,300.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CF KL ASSETS 2019-2 LLC, a Delaware Limited Liability Company (herein, "Grantee"), whose address is 875 N. Michigan Avenue, Suite 3218, Chicago, IL 60611, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 353 Dogwood Trail, Alabaster, AL 35007
SOURCE OF TITLE: Instrument Number 20050919000484350
PROPERTY ID: 23 7 26 0 006 015.000
REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

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 is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 16 day of November, 2021.

GRANTOR:

Jeffrey A. Brooks (SEAL)
Jeffrey A. Brooks

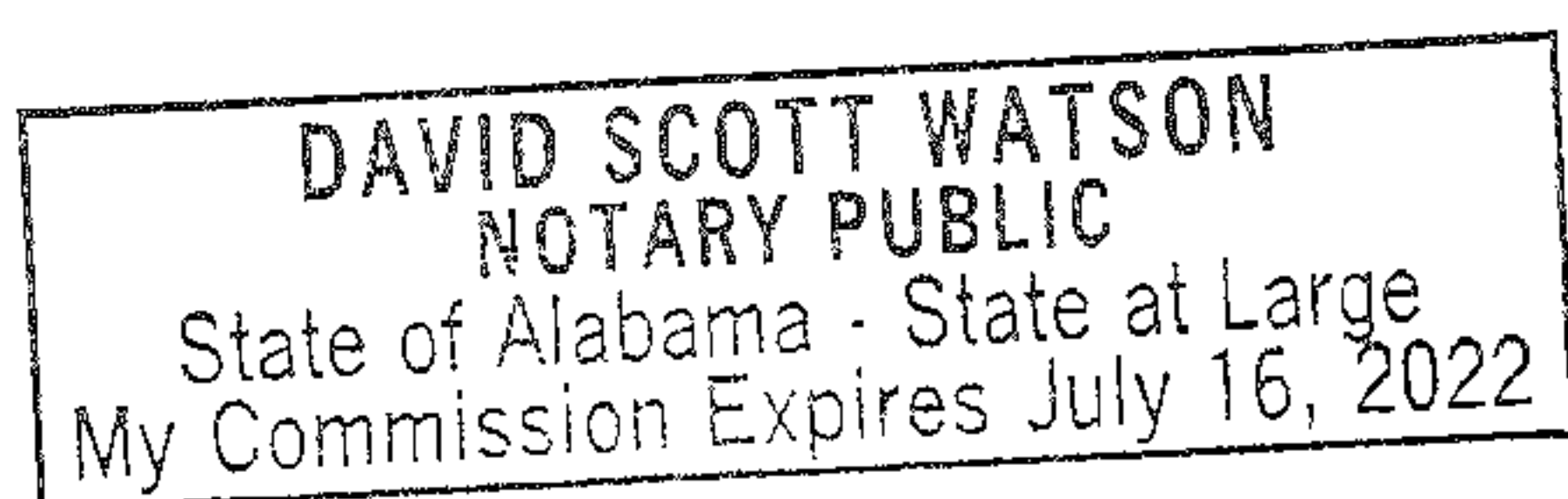
STATE OF Alabama
COUNTY OF Jefferson

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Jeffrey A. Brooks, an unmarried 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 16 day of November, 2021.

[Affix Notary Seal]

David Scott Watson
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 16, 2022



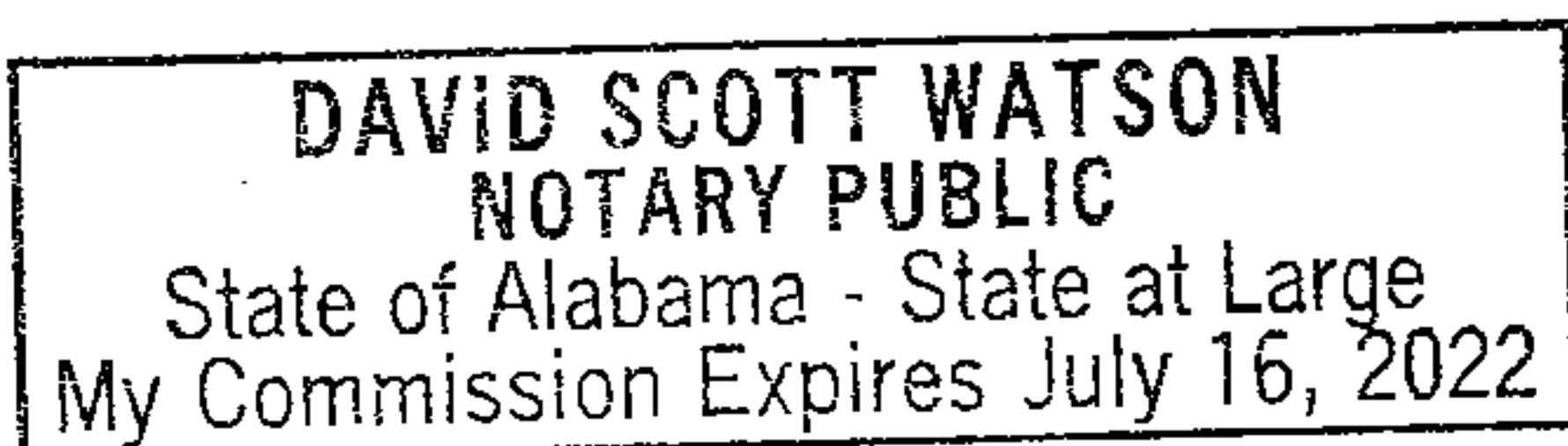
GRANTOR:

Christie L. Brooks by
Jeffrey A. Brooks her Attorney in Fact under (SEAL) Power of
Christie L. Brooks by Jeffrey A. Brooks her Attorney dated
Attorney in Fact, under Power of Attorney November 11, 2021
dated November 11, 2021

STATE OF Alabama
COUNTY OF Jefferson

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Christie L. Brooks, an unmarried woman, by Jeffrey A. Brooks her Attorney in Fact, under Power of Attorney dated November 11, 2021, 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 16 day of November, 2021.

[Affix Notary Seal]



[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 16, 2022

This instrument was prepared by:

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

When recorded, please mail to:

PAULINE SWANWICK
OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
REF. #376297-KAIROS-15-AL

The Grantee's address is:

CF KL ASSETS 2019-2 LLC
875 N. MICHIGAN AVENUE, SUITE 3218
CHICAGO, IL 60611

EXHIBIT A

[Legal Description]

MORE COMMONLY KNOWN AS: 353 Dogwood Trail, Alabaster, AL 35007

TAX PARCEL ID/APN: 23 7 26 0 006 015.000

LOT 15 ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, FOURTH SECTOR AS RECORDED IN MAP BOOK 18, PAGE 95, SHELBY COUNTY, ALABAMA RECORDS.

Prior Deed(s) or Instrument(s):

20050919000484350

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.

Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey A. Brooks and	Grantee's Name	CF KL Assets 2019-2 LLC,
Mailing Address	Christie L. Brooks	Mailing Address	a Delaware Lintied Liability Company
	1519 Autumn Wood Drive		875 N. Michigan Avenue, Suite 3218
	Birmingham, AL 35216		Chicago, IL 60611
Property Address	353 Dogwood Trail	Date of Sale	11/10/2021
	Alabaster, AL 35007	Total Purchase Price	\$ 199,300.00
		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	☐ Appraisal
☐ 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.

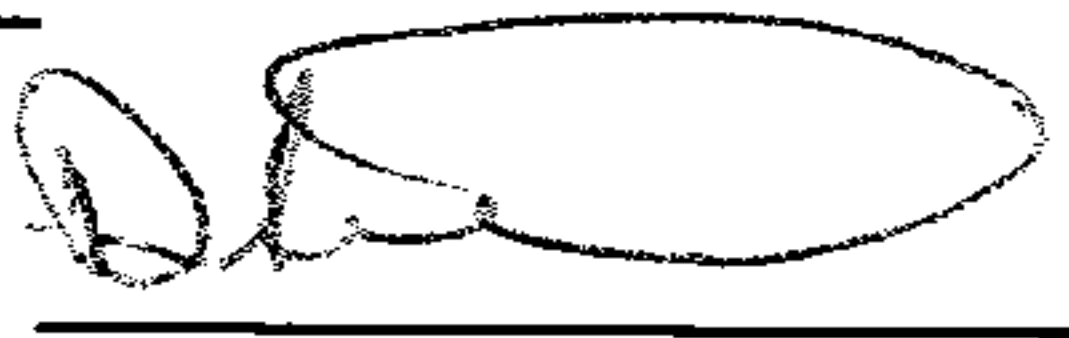
Date of Sale - the date on which interest to the property was conveyed.

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.

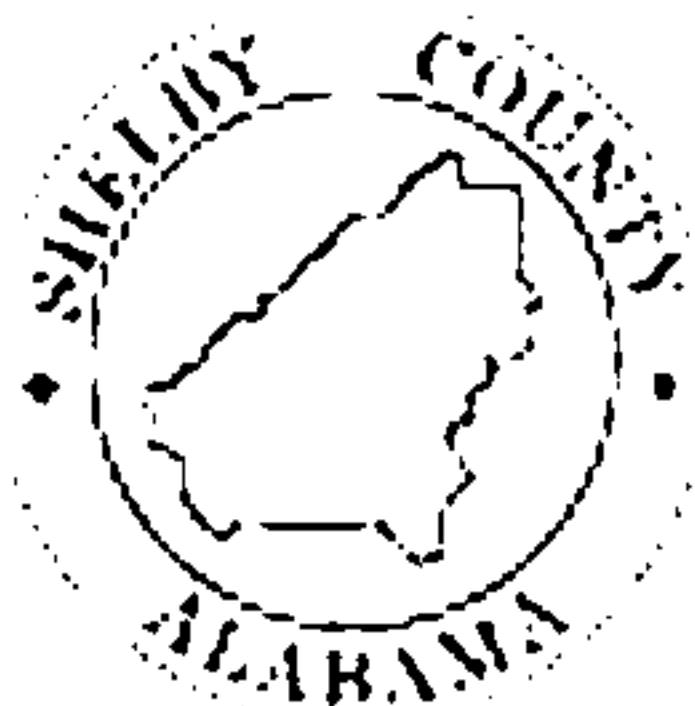
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Date	11-16-2021	Print	Jeffrey A Brooks and Christie L. Brooks
☐ Unattested		Sign	
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	
eForms		Form RT-1	

Chandler Co 12 by Jeffrey A. Brooks her Attorney in Fact under Power of Attorney dated November 11, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/23/2021 08:08:00 AM
\$233.50 JOANN
20211123000562130

Allen S. Bezel