This instrument was prepared by: David P. Condon, P.C. 100 Union Hill Drive Suite 200 Birmingham, AL 35209 Send tax notice to:
Dreambox LLC
1678 Montgomery Hwy, Suite 104-228
Hoover, AL 35216

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of ONE MILLION ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$1,135,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

CNE Properties, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Dreambox LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

\$908,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- (1) 2022 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 30th day of August, 2022

CNE Properties, LLC, an Alabama Limited Liability Company

By:

Maxwell S. Lerner, Managing Member

STATE OF ALABAMA COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Maxwell S. Lerner whose name as Managing Member of CNE Properties, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand seal this 30th day of August, 2022.

Notary Public: David P. Condon
My Commission Expires: 02.12.2026

Exhibit "A" Property Description

A parcel of land located in the SW ¼ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence run South 89 degrees 48 minutes 58 seconds East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24 degrees 26 minutes 03 seconds East a distance of 1,267.80 feet to a point; thence run North 66 degrees 12 minutes 41 seconds West a distance of 275.07 feet to a point; thence run North 23 degrees 47 minutes 19 seconds East a distance of 25.0 feet to a rebar corner; thence run North 23 degrees 47 minutes 19 seconds East a distance of 200.75 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 21 degrees 49 minutes 51 seconds East a distance of 358.14 feet to a point in the centerline of Buck Creek; thence run South 57 degrees 41 minutes 14 seconds East along the centerline of said creek a distance of 180.38 feet to a point; thence run South 79 degrees 24 minutes 31 seconds East along the centerline of said creek a distance of 100.36 feet to a point on the Westerly margin of Alabama Highway No. 119; thence run Southerly along the arc of a highway curve to the right having a central angle of 04 degrees 10 minutes 52 seconds and a radius of 4,660.00 feet an arc distance of 340.07 feet to a point on the arc of a cul-de-sac curve to the left having a central angle of 183 degrees 35 minutes 43 seconds and a radius of 50.0 feet; thence run Northerly and Westerly along the arc of said cul-de-sac curve an arc distance of 160.22 feet to a rebar corner; thence run North 68 degrees 18 minutes 53 seconds West a distance of 194.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119 as set out in Instrument # 2000-11556, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

	CNE Properties, LLC 182 Hwy 265, Ste.1101 Alabaster, Al. 35007		<u>Dreambox LLC</u> 1678 Montgomery Hwy.,Ste.104 Hoover,Al. 35216
Property Address	251 Buck Creek Plaza Alabaster, AL 35007	Date of Sale Total Purchase Price	August 30, 2022 se \$1,135,000.00
		Or Actual Value Or	<u>\$</u>
			alue <u>\$</u>
• •	rice or actual value claimed ecordation of documentary		ne following documentary evidence:
		Appraisal	
Sales Co	ontract	Other:	
Closing S	Statement		
•	nce document presented for is form is not required.	recordation contains all of the rec	quired information referenced above,
		Instructions	
	e and mailing address - prov nt mailing address.	ide the name of the person or per	sons conveying interest to property
Grantee's name being conveyed		ide the name of the person or per	sons to whom interest to property is
•	ss - the physical address of to the property was conveyed		vailable. Date of Sale - the date on
<u>-</u>	price - the total amount paine instrument offered for rec	d for the purchase of the property ord.	, both real and personal, being
conveyed by th	_		y, both real and personal, being n appraisal conducted by a licensed
current use val	uation, of the property as dety ty for property tax purposes	etermined by the local official cha	ate of fair market value, excluding arged with the responsibility of ll be penalized pursuant to Code of
accurate. I furt	ther understand that any falsted in Code of Alabama 197 Print	Sign	n may result in the imposition of the

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2022 01:34:57 PM
\$255.00 JOANN

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