

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.

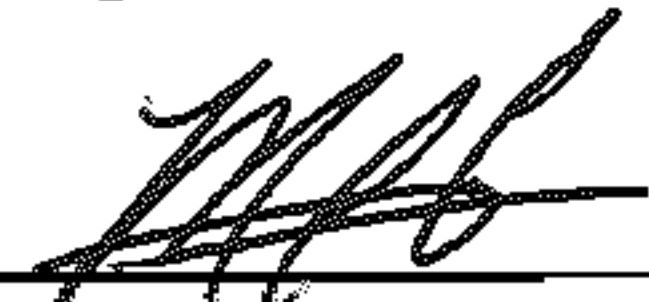
- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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 and seal this 30th day of August, 2022.


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

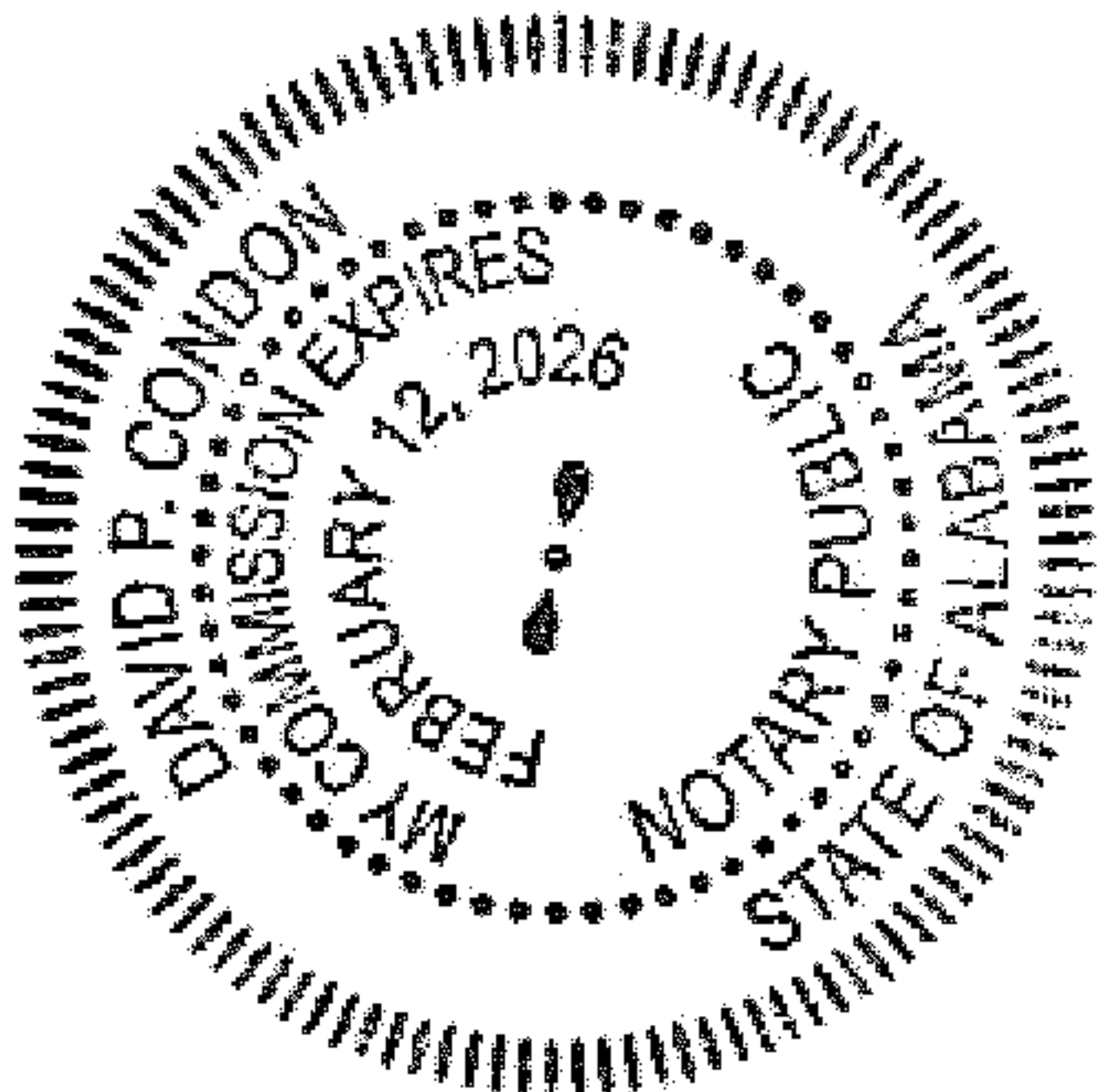


Exhibit "A"
Property Description

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.

Alli S. Bayal