

This instrument prepared by:
Gary W. Lee

Send Tax Notices To:

Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Yellowbranch, LLC
9314 Bear Creek Rd
Stemmett, Al 35747

Property Address: 7354 Cahaba Valley Road Birmingham, AL 35242
Purchase Price: 625,000.00
Source of Title: Warranty Deed, Book GEN 2012, Page 4869

Grantor's Address:
3920 Carisbrooke Lane
Birmingham, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR, **CMK INVESTMENT PROPERTIES, LLC** an Alabama limited liability company (the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **YELLOWBRANCH, LLC**, an Alabama limited liability company ("GRANTEE") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3B2, according to the Survey of Greystone Plaza, as recorded in Map Book 36, page 106, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes or assessments for 2023 and subsequent years and not yet due and payable.
2. Building and Setback Lines, Restrictions, Covenants, Conditions and all other matters of record.
3. Notes and Restrictions as shown by recorded map.
4. Declaration of Protective Covenants for the "Watershed Property" which provides, among other things for an Association of assess and maintain the Watershed Maintenance areas, etc., of the development, all of said covenants, restrictions and conditions being set out in Real Volume 194, page 54 and amended by Instrument 20050713000350300, in the Probate Office of Shelby County, Alabama.
5. A Deed and Bill of Sale from AmSouth Ancillary Trustee to the Water Works and Sewer Board of the City of Birmingham conveying the sanitary sewer trunkline, pipelines, force mains, gravity flow mains, etc., located under the surface of subject land, as shown by

instrument recorded in Real Volume 194, page 43 along the an easement for sanitary sewer lines and water lines as set out in Real Volume 194, page 1 and as shown in Map book 23, page 91, in the Probate Office of Shelby County, Alabama.

6. Drainage agreement between AmSouth Bank, as Ancillary Trustee and Eddleman and Associates recorded in Real Volume 125, page 238, in the Probate Office of Shelby County, Alabama.

7. Reciprocal easement agreement between AmSouth Bank, as Ancillary Trustee and Eddleman and Associates recorded in Real 125, page 249 and Real 199, page 18 in the Probate Office of Shelby County, Alabama.

8. Declaration of covenants, conditions and restrictions as to Brook Highland Common Property as set out in Real 307, page 950 and Supplemented by Instrument 1998-40199 in the Probate Office of Shelby County, Alabama.

9. Easement to Alabama Gas Corporation, as recorded in Real 170, page 59; Real 207, page 380 and Real 220, pages 521 and 532, in the Probate Office of Shelby County, Alabama. NOTE: Map Book 36 page 106 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.

10. Restrictive Agreement recorded in Instrument 1999-45933 and Instrument 1999-45934; as amended by Instrument 20081120000444630 and by Instrument 20081230000479510, in the Probate Office of Shelby County, Alabama.

11. Release of Damages as recorded in Instrument 1999-45933, in the Probate Office of Shelby County, Alabama.

12. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20060828000422240 in the Probate Office of Shelby County, Alabama.

13. Covenants, Agreements and Restrictions recorded in Instrument 20020826000405070; amended by Instrument 2007013100046390; further amended by Instrument 2007020200050710, in the Probate Office of Shelby County, Alabama and amended in Book LR200702, page 2946, in the Probate Office of Jefferson County, Alabama.

14. Notice regarding availability of Sanitary Sewer Service recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.

15. Easement to Alabama Power Company recorded in Instrument 20100902000284350, in the Probate Office of Shelby County, Alabama.

16. Easement Agreement recorded in Instrument 20181001000429540, in the Probate Office of Shelby County, Alabama.

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

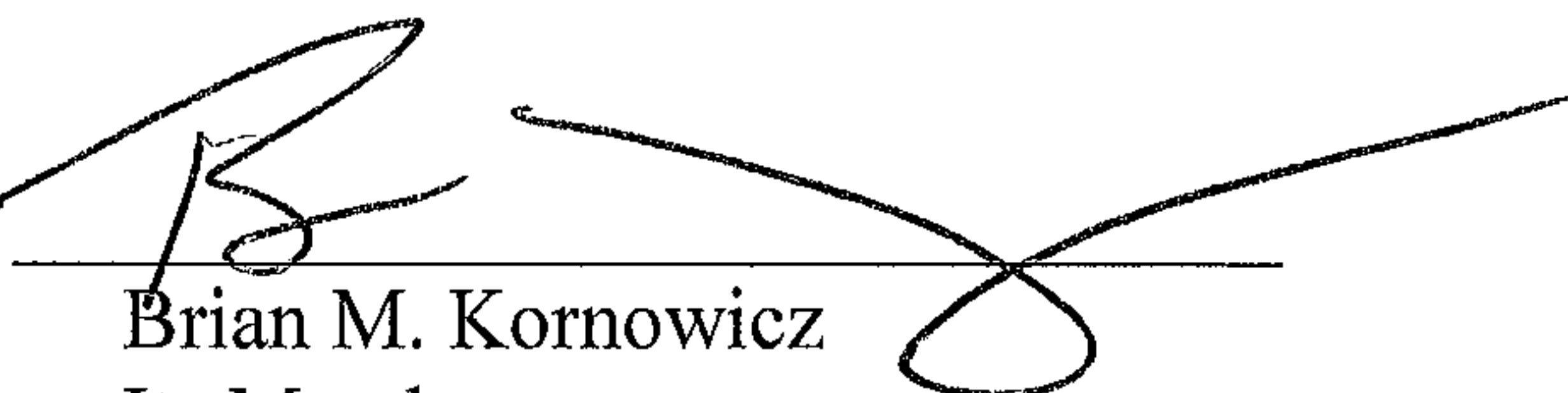
And the Grantor does for itself and its heirs, personal representatives, successors and assigns covenants with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said Property; that the Property is free from all encumbrances, unless otherwise noted

above; that it has a good right to sell and convey the same as aforesaid; that the Grantor will and its heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR, has caused this instrument to be signed by the duly authorized representative of said GRANTOR, this the 30 day of September 2022.

GRANTOR:


CMK INVESTMENT PROPERTIES, LLC
an Alabama limited liability company

By: 
Brian M. Kornowicz
Its Member

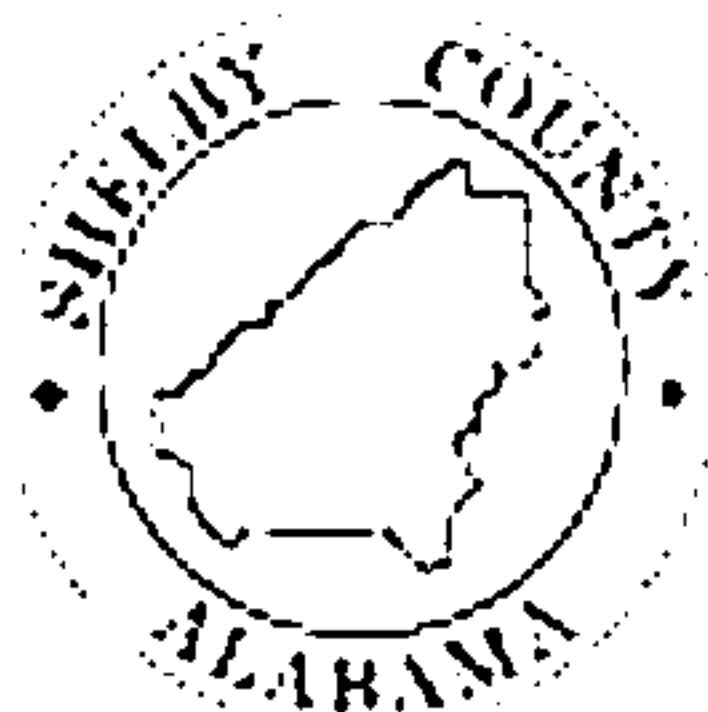
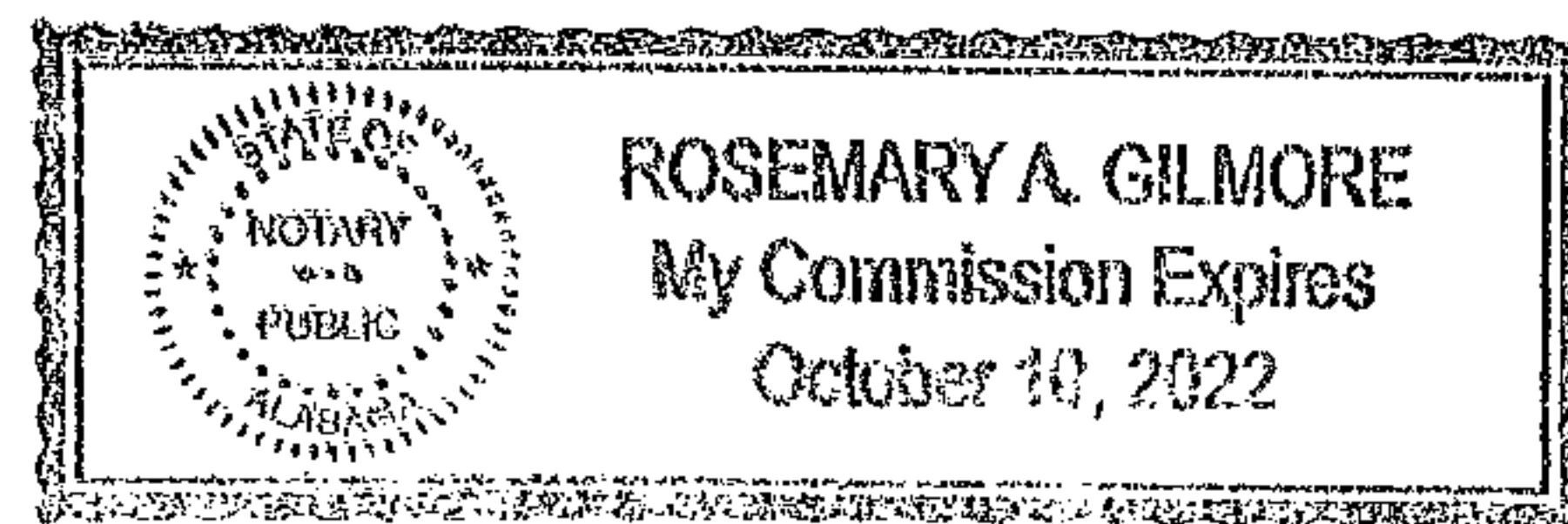
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian M. Kornowicz as Member of CMK Investment 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 thereof, he as such Member and with full authority, has executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and official seal, this the 30 day of September 2022.

Notary Public: 
My commission expires: _____

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 01:01:03 PM
\$653.00 JOANN
20220930000375700

Allen S. Bayl