



20230627000191280 1/13 \$1526.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

This Instrument Was Prepared by:

Brian Pearce
Maynard Nexsen PC
800 Green Valley Road, Suite 500
Greensboro, North Carolina 24708

Send Tax Notice to:

CF KL ASSETS 2023-1 LLC
320 N. Sangamon Street, Suite 1275
Chicago, IL 60607

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

CF KL ASSETS 2019-2 LLC, a Delaware limited liability company, whose mailing address is 320 N. Sangamon Street, Suite 1275, Chicago, IL 60607

(hereinafter referred to as "Grantor"), in hand paid by

CF KL ASSETS 2023-1 LLC, a Delaware limited liability company, whose mailing address is 320 N. Sangamon Street, Suite 1275, Chicago, IL 60607

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged by Grantor, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the real property situated in SHELBY County, Alabama as more particularly described on **Exhibit A** attached hereto and incorporated herein (herein referred to as the "Property"),

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).



20230627000191280 2/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

This conveyance is made subject to the following (the "Permitted Exceptions"):

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

Indebtedness in the amount of \$3,484,397.07 under a mortgage loan closed simultaneously herewith is allocable to the Property as set forth in a mortgage tax order in connection with such mortgage loan.

TO HAVE AND TO HOLD Said Property, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining, unto the Grantee and unto its successors and assigns forever.

AND subject to the Permitted Exceptions, Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the aforementioned Property; that Grantor has a good right to sell and convey the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as above provided, claiming by, through, or under Grantor, but against none others.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor Name and Mailing Address:	Grantee Name and Mailing Address:
CF KL ASSETS 2019-2 LLC	CF KL ASSETS 2023-1 LLC
320 N. Sangamon Street, Suite 1275	320 N. Sangamon Street, Suite 1275
Chicago, IL 60607	Chicago, IL 60607
Property Address:	See attached Exhibit A
Date of Sale:	Same as date of this deed
Actual Value:	\$ 5,052,100.00
The Purchase Price or Actual Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> Tax Assessor's office



20230627000191280 3/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of June 23, 2023.

GRANTOR:

CF KL ASSETS 2019-2 LLC,
a Delaware limited liability company

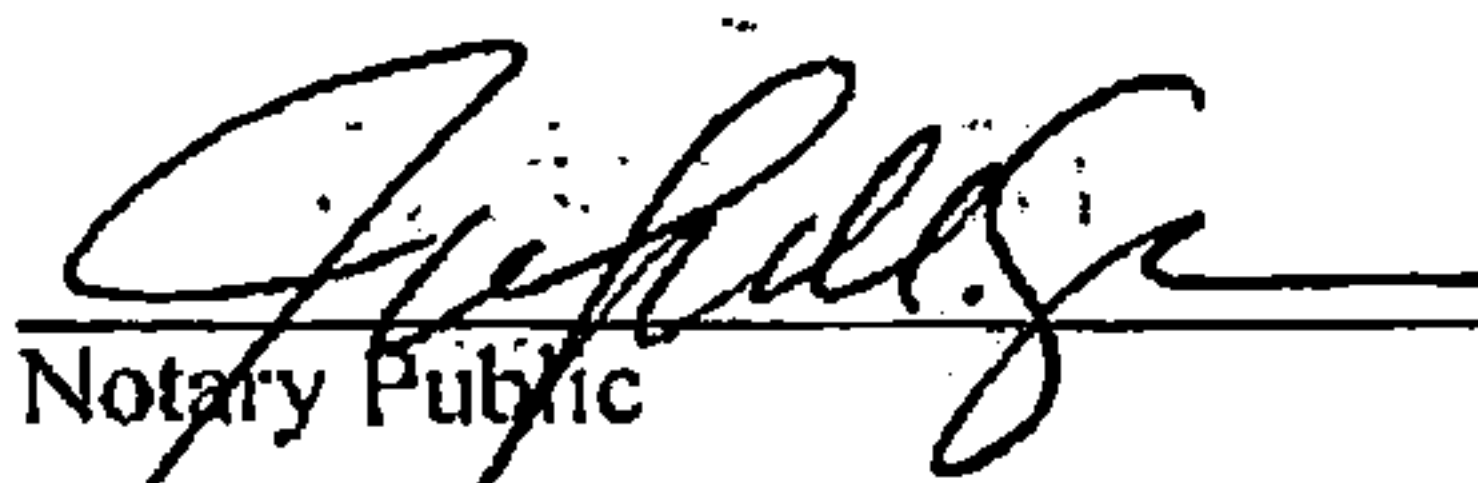
BY: 
Name: JAMES ATHANASOPOULOS
Title: Authorized Signatory.

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

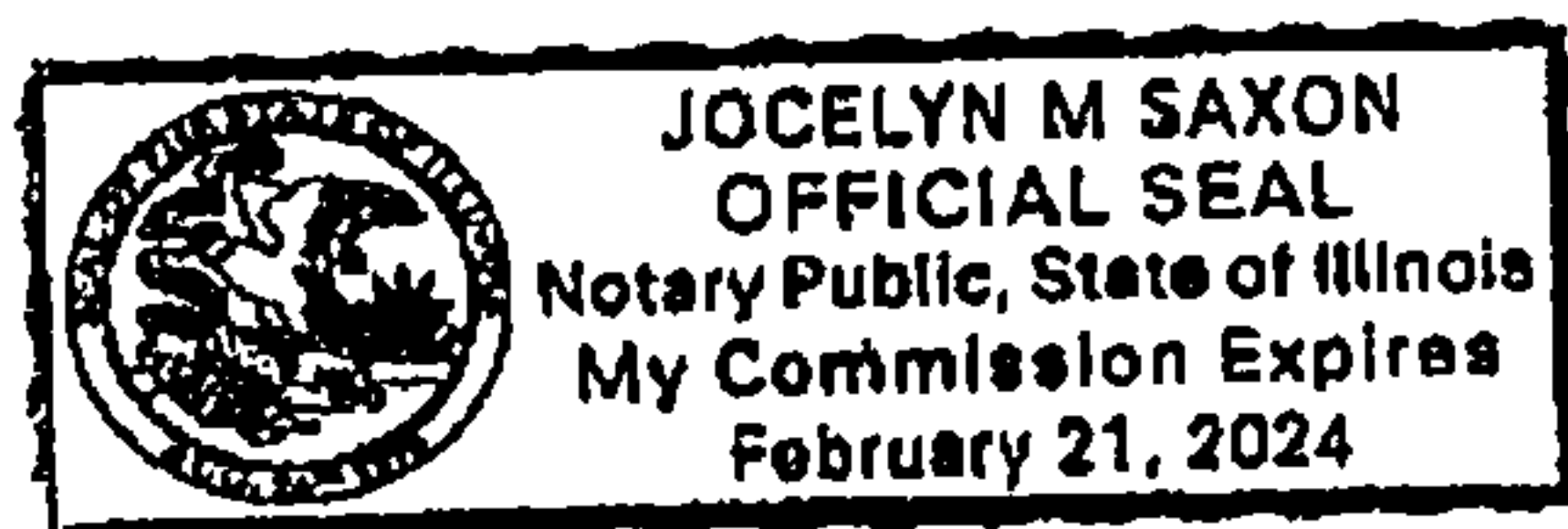
I, the undersigned Notary Public, in and for said County in said State, hereby certify that, JAMES ATHANASOPOULOS, as Authorized Signatory of CF KL ASSETS 2019-2 LLC, a Delaware limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 20 day of June, 2023.

My commission expires: 2/21/24


Notary Public

AFFIX SEAL






20230627000191280 4/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

EXHIBIT "A"



20230627000191280 5/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

PROPERTY SCHEDULE



20230627000191280 6/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

Count	File Number	Address	City	State	Zip	County
1	H0002037-KM23-1	244 ADDISON DR	CALERA	AL	35040	SHELBY
2	H0002368-KM23-1	353 DOGWOOD TRAIL	ALABASTER	AL	35007	SHELBY
3	H0001098-KM23-1	1091 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
4	H0002228-KM23-1	1096 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
5	H0001101-KM23-1	1100 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
6	H0001102-KM23-1	1103 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
7	H0001103-KM23-1	1106 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
8	H0001104-KM23-1	1107 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
9	H0001105-KM23-1	1111 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
10	H0001107-KM23-1	1114 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
11	H0001108-KM23-1	1115 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
12	H0001109-KM23-1	1118 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
13	H0001123-KM23-1	1143 FREEDOM PARKWAY	MONTEVALLO	AL	35115	SHELBY
14	H0001145-KM23-1	2020 DISCOVERY DRIVE	MONTEVALLO	AL	35115	SHELBY
15	H0001146-KM23-1	2023 DISCOVERY DRIVE	MONTEVALLO	AL	35115	SHELBY
16	H0001879-KM23-1	2027 DISCOVERY DRIVE	MONTEVALLO	AL	35115	SHELBY



20230627000191280 7/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

LEGAL DESCRIPTIONS

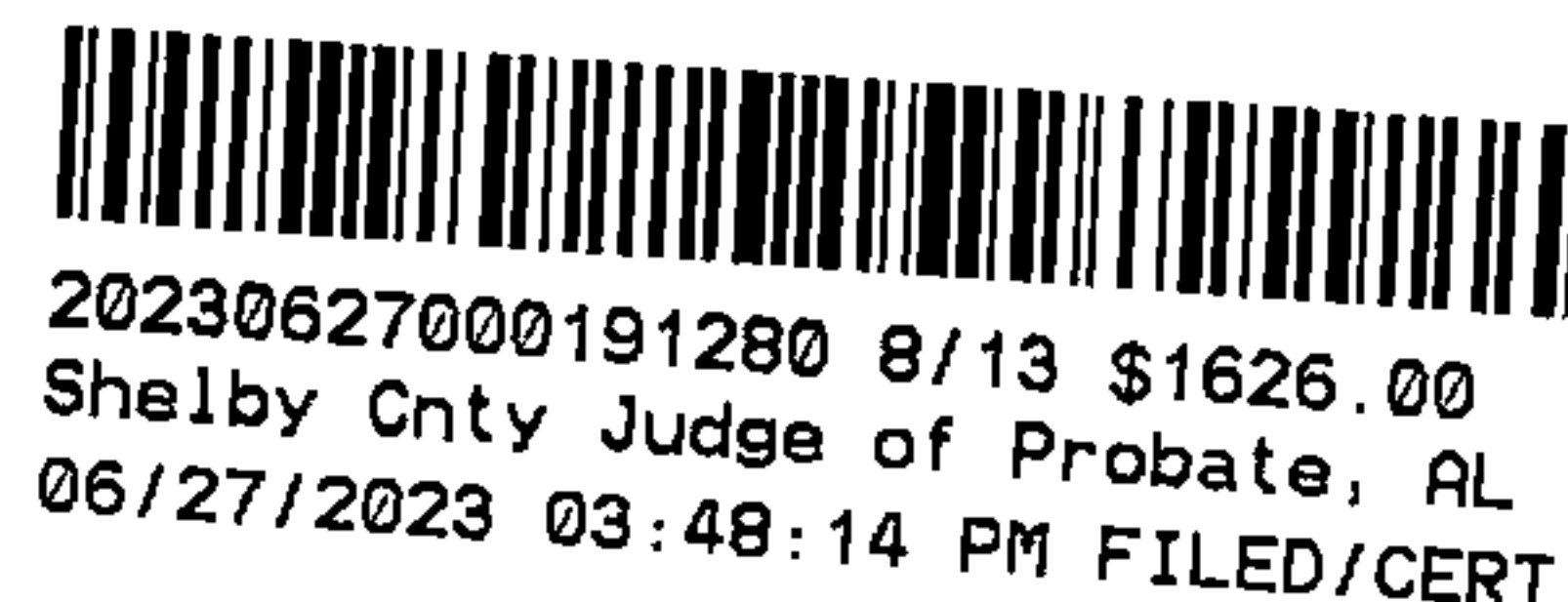


EXHIBIT A-1

STREET ADDRESS: 244 ADDISON DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: H0002037-KM23-1

TAX PARCEL ID/APN: 28 4 17 1 004 068.000

THAT REAL PROPERTY IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: LOT 142, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 3, PHASE 3, RECORDED IN MAP BOOK 39, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 353 DOGWOOD TRAIL, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: H0002368-KM23-1

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

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

EXHIBIT A-3

STREET ADDRESS: 1091 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001098-KM23-1

TAX PARCEL ID/APN: 27-1-02-0-007-025.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 182 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



20230627000191280 9/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

EXHIBIT A-4

STREET ADDRESS: 1096 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0002228-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 005 052.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 165 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 2, AS RECORDED IN MAP BOOK 42, PAGE 28, AND RE-RECORDED IN MAP BOOK 42, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 1100 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001101-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 001.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 166, ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 1103 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001102-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 022.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 179 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



20230627000191280 10/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

EXHIBIT A-7

STREET ADDRESS: 1106 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001103-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 002.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 167, ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3 AS RECORDED IN MAP BOOK 52, PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-8

STREET ADDRESS: 1107 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001104-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 021.000

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED AND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA: LOT 178 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-9

STREET ADDRESS: 1111 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001105-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 020.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 177 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

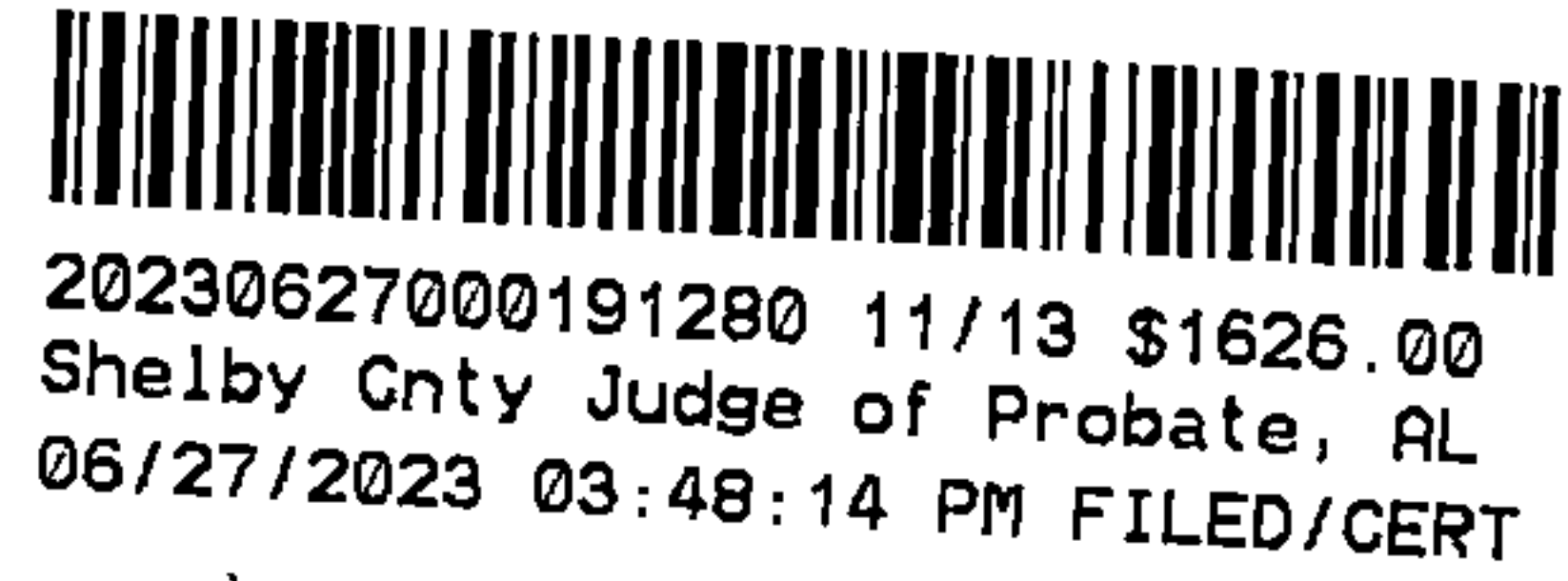


EXHIBIT A-10

STREET ADDRESS: 1114 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001107-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 004.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 169, ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-11

STREET ADDRESS: 1115 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001108-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 019.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 176 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-12

STREET ADDRESS: 1118 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001109-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 005.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 170 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



20230627000191280 12/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

EXHIBIT A-13

STREET ADDRESS: 1143 FREEDOM PARKWAY, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001123-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 007 012.000

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED AND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA: LOT 107 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 3, AS RECORDED IN MAP BOOK 52, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-14

STREET ADDRESS: 2020 DISCOVERY DRIVE, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001145-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 005 051.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 135 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 2, AS RECORDED IN MAP BOOK 42, PAGE 28, AND RE-RECORDED IN MAP BOOK 42, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-15

STREET ADDRESS: 2023 DISCOVERY DRIVE, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001146-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 005 053.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 136 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 2, AS RECORDED IN MAP BOOK 42, PAGE 28, AND RE-RECORDED IN MAP BOOK 42, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-16

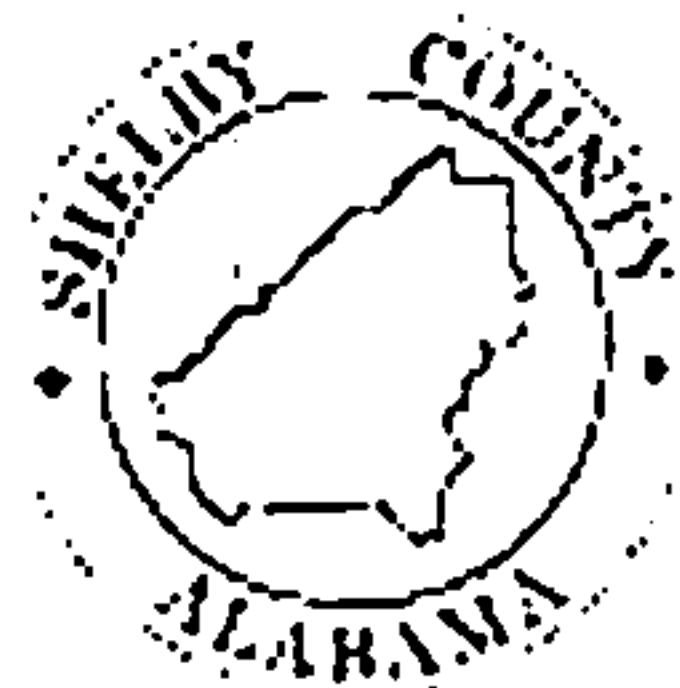
STREET ADDRESS: 2027 DISCOVERY DRIVE, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: H0001879-KM23-1

TAX PARCEL ID/APN: 27 1 02 0 005 009.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 164 ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR 1, AS RECORDED IN MAP BOOK 38, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



20230627000191280 13/13 \$1626.00
Shelby Cnty Judge of Probate, AL
06/27/2023 03:48:14 PM FILED/CERT

Allen S. Bayl