

STATE OF ALABAMA       \*  
COUNTY OF SHELBY       \*

This Instrument Prepared by:  
Jackson & Williams  
416 1<sup>st</sup> Avenue S.E.  
Cullman, Alabama 35055  
(256) 739-5400 Phone

CORPORATE WARRANTY DEED

KNOW BY ALL MEN THESE PRESENTS, that in consideration of Ten Dollars and other valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/We, CEJ HOSPITALITY, LLC, an Alabama limited liability company (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto SHREE SAI NARAYANA LLC, an Alabama limited liability company (herein referred to as Grantee, whether one or more), the following real estate, situated SHELBY County, Alabama, to wit:

Lot 2D-2 of Meadow Brook Corporate Park - Phase I, as recorded in Map Book 21, Page 92, being a Resurvey of Lot 2D, as recorded in Map Book 17, Page 44, being a resurvey of Lot 2B, as recorded in Map Book 12, Page 13, being a resurvey of Lot 2, as recorded Map Book 9, Page 35, in the Probate Office of Shelby County, Alabama.

Source of title: Instrument #20190603000189790

Address Reference: 800 Corporate Rdg, Birmingham, AL 35242

Property is Subject to the following:

1. Ad valorem property taxes due and payable October 1 of each year and delinquent January 1 of each year.
2. Any and all easements, restrictions and rights of ways recorded or unrecorded.
3. Transmission Line permit to Alabama Power Company, as recorded in Deed Book 109, Page 490.
4. Easement to South Central Bel, as recorded in Deed Book 311, Page 432.
5. Title to minerals underlying caption lands together with all mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581.
6. Easement to Alabama Gas Corporation, as recorded in Deed Book 203, Page 265 and Deed Book 212, Page 169.
7. Easements, rights of way, setback lines, and all other matters as shown by the plats filed in Map Book 9, Page 35 and all resurveys thereto, Map Book 12, Page 13; Map Book 17, Page 44 and Map Book 21, Page 92.

8. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park, dated October 17, 1984, recorded in Real Record 005, Page 772, First Amendment thereto, recorded in Real Record 177, Page 629; Second Amendment, recorded in Instrument #1993-18243; Third Amendment, recorded in Instrument #1996-27891; and Fourth Amendment, recorded in Instrument#1996-28517.
9. Any and all assessments, building/zoning ordinances, easements, restrictions, rights of ways or other matters to The City of Hoover, Alabama, recorded or unrecorded.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a Purchase Money Mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and/or assigns forever. And I(we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, its successors and/or assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be duly executed and its seal affixed this the 13<sup>th</sup> day of May, 2024. The effective date is this the 13<sup>th</sup> day of May, 2024.

CEJ HOSPITALITY, LLC, an Alabama limited liability company

By: Jin Kim, Managing Member

STATE OF Alabama \*  
COUNTY OF Culman \*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jin Kim, as Managing Member of CEJ HOSPITALITY, LLC, an Alabama limited liability company, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they, executed the same voluntarily and with full authority in the herein named capacity, on the day the same bears date. DONE this the 13<sup>th</sup> day of May, 2024.



Shelby P. Elliott  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/27/26

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be duly executed and its seal affixed this the 13<sup>th</sup> day of May, 2024. The effective date is this the 13<sup>th</sup> day of May, 2024.

CEJ HOSPITALITY, LLC, an Alabama limited liability company

[Signature]  
By: Charles I. Kim, Member

[Signature]  
By: Eun H. Kim, Member

STATE OF GA  
COUNTY OF Cumme

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles I. Kim and Eun H. Kim, Members CEJ HOSPITALITY, LLC, an Alabama limited liability company, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they, executed the same voluntarily and with full authority in the herein named capacity, on the day the same bears date. DONE this the 10 day of May, 2024.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/29/25

Grantor's Address:

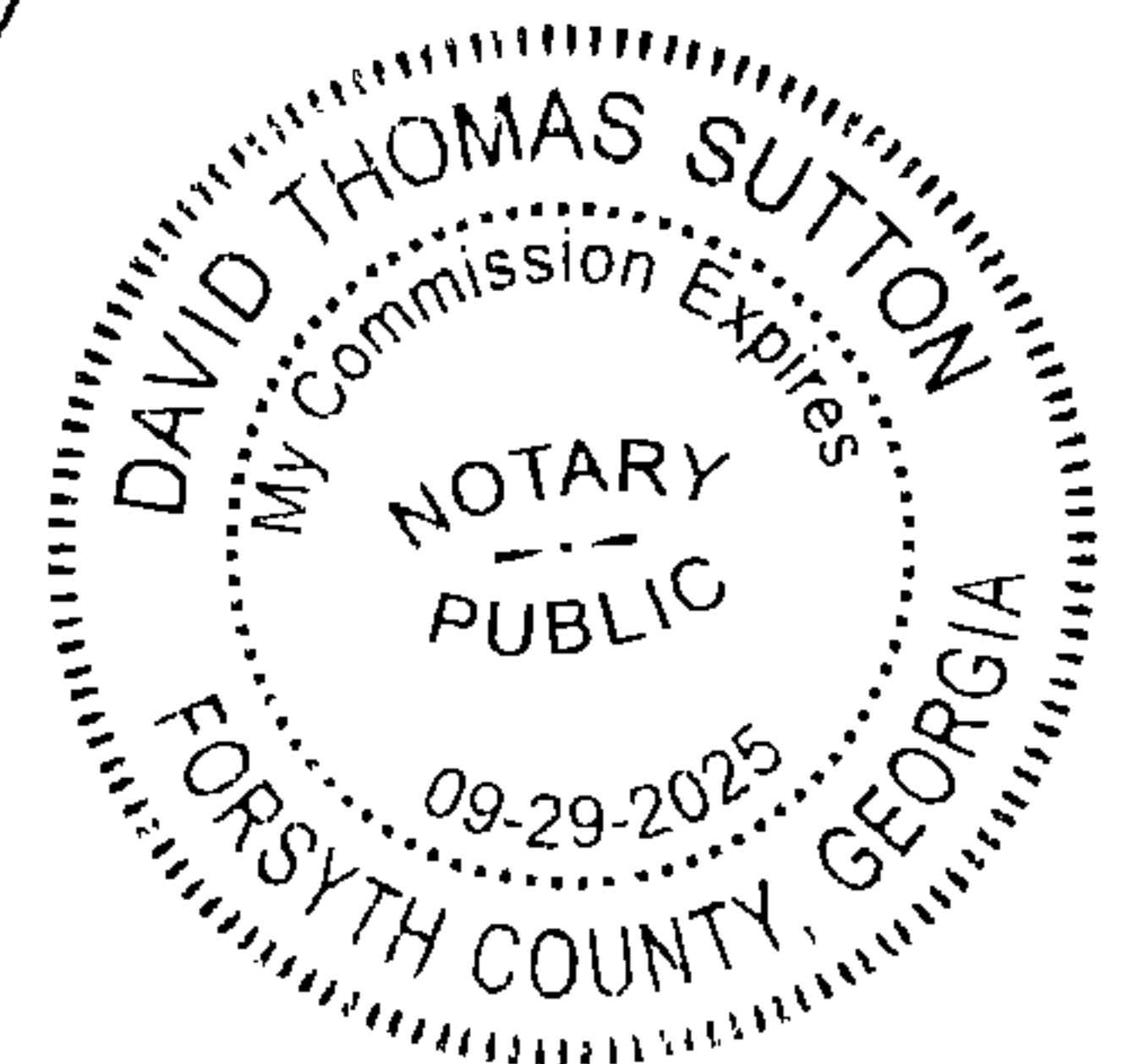
800 Corporate Rdg.

Birmingham, AL 35242

Grantee's Address:

P.O. Box 170745

Birmingham, AL 35217





**REAL ESTATE SALES VALIDATION FORM****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**Grantor's Name/Mailing Address  
CEJ HOSPITALITY, LLCGrantee's Name/Mailing Address  
SHREE SAI NARAYANA LLC800 Corporate Rdg  
Birmingham, AL 352425225 Park Side Cir  
Hoover, AL 35244Property Address:  
800 Corporate Rdg  
Birmingham, AL 35242

Date of Sale: May 13th, 2024

Total Purchase Price: \$6,300,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/14/2024 02:54:06 PM  
\$1431.00 PAYGE  
20240514000142760

*Allen S. Bayl*

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  
\_\_\_\_\_ Sales Contract  
☒ Closing Statement  
\_\_\_\_\_ Appraisal

\_\_\_\_\_ Tax Assessor's Current Market Value  
\_\_\_\_\_ Other \_\_\_\_\_

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 tax payer 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: 5/13/2024

Unattested

(verified by)

Print: SHREE SAI NARAYANA LLC

Sign

(Grantor/Grantee/Owner/Agent) Circle One