

Send Tax Notice To:  
CHALONS 2 LLC  
c/o Asia Pacific Land  
599 Broadway, 8th Floor East  
New York, NY, 10012

This instrument prepared by:  
Austin A. Averitt  
Butler Snow LLP  
1819 Fifth Avenue North, Suite 1000  
Birmingham, Alabama 35203  
(205) 297-2200

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that **CHALONS LLC**, a Delaware limited liability company, located at c/o Asia Pacific Land, 599 Broadway, 8th Floor East, New York, NY, 10012 (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **CHALONS 2 LLC**, a Delaware limited liability company, located at c/o Asia Pacific Land, 599 Broadway, 8th Floor East, New York, NY, 10012 (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto:

Subject to the following:

1. General and special taxes and assessments for the tax year 2023, and subsequent years, a lien not yet due and payable;
2. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Declaration of Protective Covenants and Restriction, From: Shiloh Creek LLC, an Alabama limited liability company, From: Bamerlane, LLC, an Alabama limited liability company and C.G Center, JR. & Associates, Inc., an Alabama Corporation, Dated Date: 08/31/2007, Filed Date: 08/31/2007, Instrument Number: 20070831000413640;
3. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Declaration of Protective Covenants and Restriction, From: Shiloh Creek LLC, an Alabama limited liability company, To: State of Alabama, Dated Date: 09/07/2007, Filed Date: 09/07/2007, Instrument Number: 20070907000422020;
4. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Declaration of Protective Covenants and Restriction, From: Shiloh Creek LLC, an Alabama limited liability company, To: State of Alabama, Dated Date: 02/23/2011, Filed Date: 03/01/2011, Instrument Number: 20110301000068680;
5. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Declaration of Protective

Covenants and Restriction, From: Shiloh Creek, LLC, To: The City of Calera, Dated Date: 11/13/2019, Filed Date: 11/13/2019, Instrument Number: 20191113000420930;

6. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Right of Way Easement Favor of Name: Clarence E. Jones, To: South Central Bell Telephone Company, Dated Date: 12/27/1985, Filed Date: 01/22/1986, Instrument Number: 19860122000022660;
  7. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Grant to Land Easement Favor of Name: Shiloh Creek, LLC, To: Alabama Power Company, Dated Date: 11/29/2005, Filed Date: 04/14/2006, Instrument Number: 20060414000173990;
  8. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Grant to Land Easement Favor of Name: Shiloh Creek, LLC, To: Alabama Power Company, Dated Date: 07/17/2006, Filed Date: 12/12/2006, Instrument Number: 20061212000601010;
  9. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Easement Favor of Name: Shiloh Creek, LLC, To: Bellsouth Telecommunication, Inc., a Georgia Corporation, Filed Date: 08/17/2007, Instrument Number: 20070817000388910;
  10. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doc Type: Restrictive Covenant and Grant to Land Easement Favor of Name: Shiloh Creek, LLC, To: Alabama Power Company, Dated Date: 07/07/2008, Filed Date: 08/29/2008, Instrument Number: 20080829000346760;
  11. Terms, conditions, easements, covenants, restrictions, or rights of way, as applicable, that appear of record in the following document: Doctype: Plat Map Book: 52 Page: 80 Dated and Recorded: 10/01/2022;
  12. Title to all oil, gas, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 175, in the Probate Office of Shelby County, Alabama;
  13. Right of way granted to Alabama Power Company as set forth in Deed Book 98, Page 77; Deed Book 121, Page 359 and Deed Book 136, Page 292;
- and
14. Easement to South Central Bell Telephone Company as recorded in Real 58, Page 274, in the Probate Office of Shelby County, Alabama

(the "Property").

Grantor does for itself, and its successors, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantor and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

**TO HAVE AND TO HOLD** the Property unto Grantee and its successors and assigns, forever.

**[SIGNATURE ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed this  
12th day of May, 2023.

**GRANTOR:**

**CHALONS LLC,**  
 a Delaware limited liability company

By: [Signature]  
 Name: Geoffrey Kristof  
 Its: Officer

STATE OF NEW YORK )  
 )  
 COUNTY OF NEW YORK)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Geoffrey Kristof, whose name as Officer of Chalons LLC, a Delaware 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

GIVEN under my hand and official seal this 28 day of April, 2023.

[Signature]  
 Notary Public  
 My Commission Expires: Oct 3 2026

QUINCY DAY WALTER  
 Notary Public - State of New York  
 NO. 01WA6441954  
 Qualified in New York County  
 My Commission Expires Oct 3, 2026

**EXHIBIT "A"**

**Legal Description**

The Land referred to is situated in the City of Calera, County of Shelby, State of Alabama, and is further described as follows:

Lots 75, 77-79, 81, 82, 86-90, 235, 236, 238-241, 243 and 245-247. according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate 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*

Grantor's Name Chalons LLC  
 Mailing Address c/o Asia Pacific Land  
599 Broadway, 8th Floor East  
New York, NY 10012

Grantee's Name Chalons 2 LLC  
 Mailing Address c/o Asia Pacific Land  
599 Broadway, 8th Floor East  
New York, NY 10012

Property Address Shiloh Creek  
Creek Run Way  
Calera, AL 35040

Date of Sale May 12, 2023  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 4,831,700.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other County tax assessment records  
☐ Closing Statement

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 taxpayer 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 s/a

Print s/a

☐ Unattested s/a  
 (verified by)

Sign s/a  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



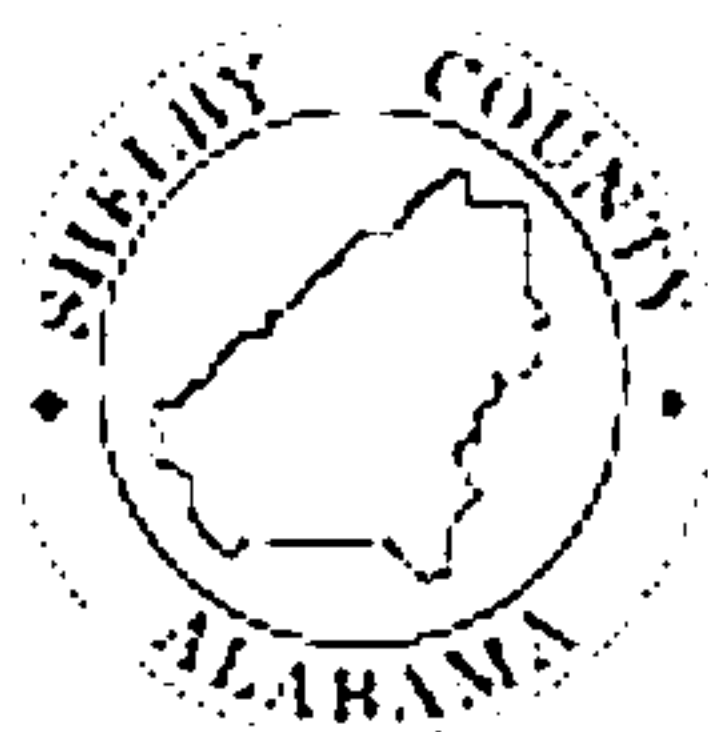
Date: 05/12/2023

☒ Unattested \_\_\_\_\_  
(verified by)

Print: Geoffrey Kristof

Sign: \_\_\_\_\_

(Grantee)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/08/2023 08:00:42 AM  
\$4872.00 BRITTANI  
20230608000172010

*Allen S. Bayl*

[Signature Page to Real Estate Validation Form (Shelby County, AL)]