

THIS INSTRUMENT PREPARED BY:

Polsinelli P.C.
150 N Riverside Plaza, Suite 3000
Chicago, IL 60606
Attention Alek N. Biser, Esq.

AFTER RECORDING, RETURN TO:

511 NE 8th Avenue
Ft. Lauderdale, FL 3301
Attention: Lori Birdsong

Parcel ID: 28-2-04-0-001-012-0068

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30th day of June 2023, by and between **CALERA RETAIL MANAGEMENT LLC**, a Michigan limited liability company ("Grantor"), whose address is 30200 Telegraph Rd., Suite 205, Bingham Farms, MI 48025 and **FLOZ 3 INVESTMENTS, LLC**, a Florida limited liability company ("Grantee"), whose address is 511 NE 8th Avenue, Ft. Lauderdale, Florida 3301.

WITNESS, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns, that certain real property legally described on the attached Exhibit A (the "Property"), subject to the exceptions set forth on the attached Exhibit B.

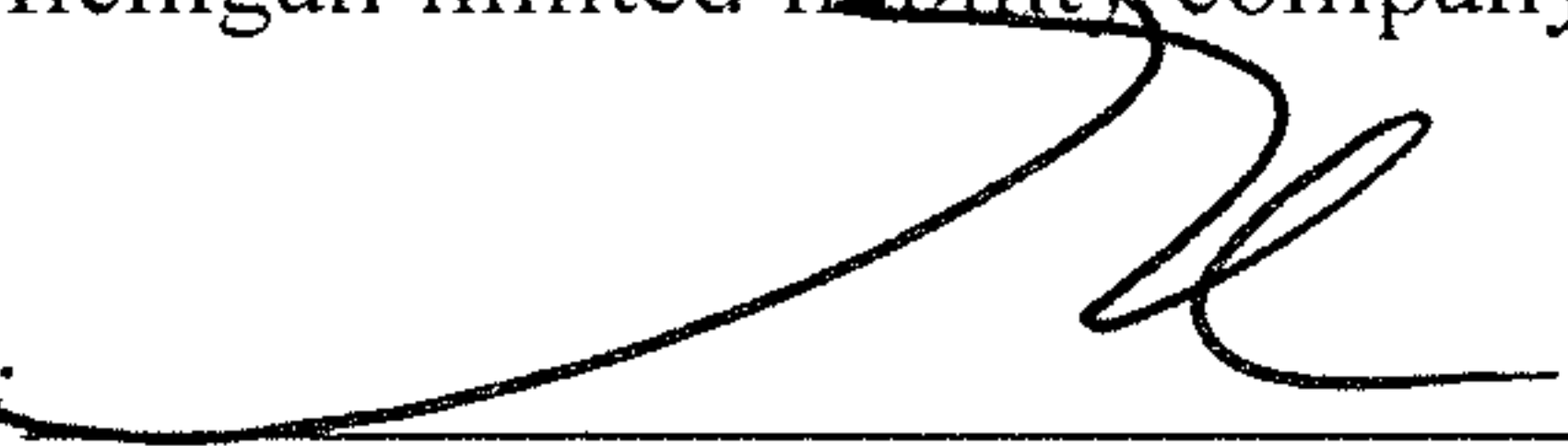
TO HAVE AND TO HOLD the Property together with all rights and appurtenances to the same belonging unto the said Grantee. Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed under seal the day, month and year first above written.

GRANTOR:

CALERA RETAIL MANAGEMENT LLC,
a Michigan limited liability company

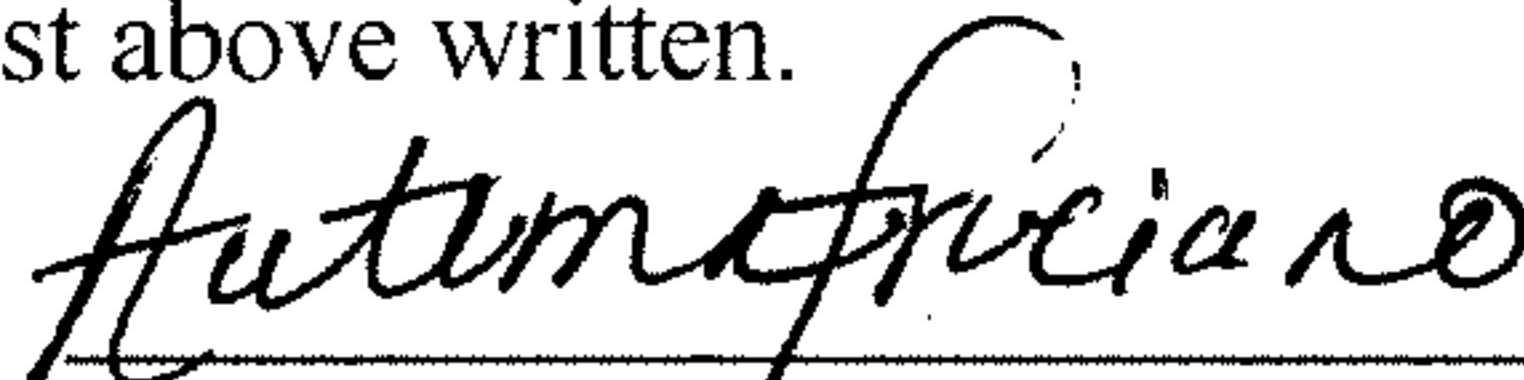
By: 
Name: Gabriel L. Schuchman
Its: Authorized Signatory

STATE OF Michigan)
) ss.
COUNTY of Oakland)

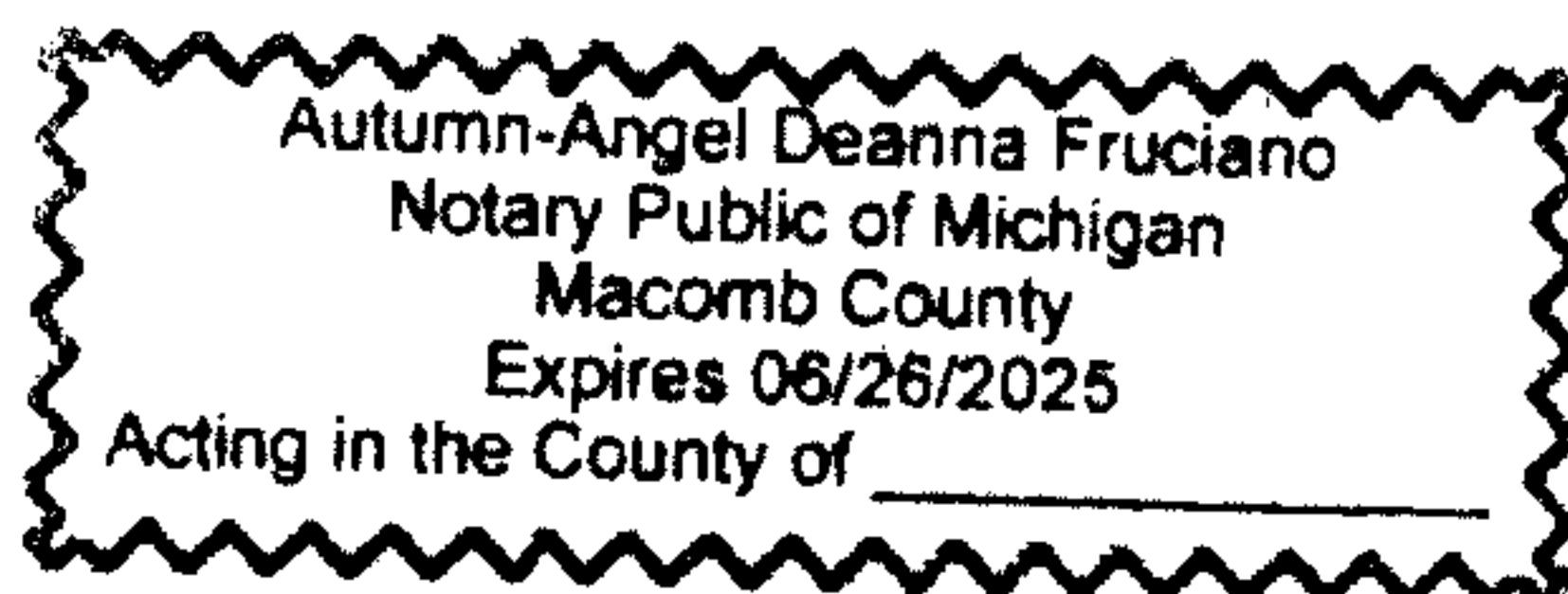
Acknowledged before me by means of ✓ physical presence or _____ online notarization,
this 26 day of June, 2023 by Gabriel L. Schuchman, as Authorized Signatory
of CALERA RETAIL MANAGEMENT LLC, a Michigan limited liability company, personally
known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the
County and State aforesaid, the day and year first above written.

My Commission Expires:



Notary Public



Printed name: Autumn Fruciano

Exhibit A

Legal Description

A certain tract of land situated, lying, and being in the City of Calera, Shelby County, Alabama, as more particularly described to wit:

Lot 6B, according to the Survey of Wal-Mart Supercenter #3271 Subdivision, as recorded in Map Book 39, Page 101, in the probate office of Shelby County, Alabama.

Address: 183 Supercenter Drive, Calera, Alabama 35040

Tax ID No.: 28-2-04-0-001-012-0068

Exhibit B

Permitted Exceptions

1. Ad valorem taxes for the 2023 tax year, and subsequent years, not yet due and payable.
2. All matters shown on the plat/map of Wal-Mart #3271 Murphy Oil USA #6694 as recorded in Book 27, Page 117 & Book 39, Page 101.
3. Terms and conditions of the Easement to P&N Calera L.L.C., an Alabama limited liability company, recorded on February 9, 2001 in Document No. 2001-04817.
4. Adoption and Ratification of Plat of Wal-Mart Supercenter #3271 Subdivision at recorded in Map Book 27, Page 117 in the office of the Judge of Probate of Shelby County, Alabama executed by Wal-Mart Stores East, Inc., an Arkansas corporation, recorded on November 19, 2008 in Document No. 20081119000443940.
5. Declaration of Maintenance Covenants executed by Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded on March 23, 2022 in Document No. 20220323000119290.
6. Restrictions and Conditions expressly listed by and between Walmart Real Estate Business Trust, a Delaware statutory trust, and Calera Retail Management LLC, a Michigan limited liability company, recorded on March 23, 2022 in Document No. 20220323000119300.
7. Access Easement(s) and/or rights of way to Calera Retail Management LLC, a Michigan limited liability company, recorded on March 23, 2022 in Document No. 20220323000119310.
8. Easement(s) and/or rights of way to Alabama Power Company, its successors and assigns, recorded on March 22, 2023 in Document No. 20230322000078600.
9. Terms and conditions of the Lease dated July 10, 2021 by and between Calera Retail Management LLC, a Michigan limited liability company ("Landlord"), and T-Mobile South LLC, a Delaware limited liability company ("Tenant").

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Calera Retail Management LLC</u>	Grantee's Name	<u>Floz 3 Investments, LLC</u>
Mailing Address	<u>30200 Telegraph Road, Suite 205</u> <u>Bingham Farms, MI 48025</u>	Mailing Address	<u>511 NE 8th Avenue</u> <u>Ft. Lauderdale, FL 33301</u>
Property Address	<u>183 Supercenter Drive</u> <u>Calera, Alabama 35040</u>	Date of Sale	<u>June 30, 2023</u>
		Total Purchase Price	<u>\$ 1,525,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 _____
☐ 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 June 29, 2013

Print: Alek N. Biser, Esq.

____ Unattested

Sign: Alek Biser
Grantor/Grantee/Owner Agent (circle one)

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2023 09:17:41 AM
 \$1559.00 BRITTANI
 20230703000196900

Form RT-1

Alex S. Biser