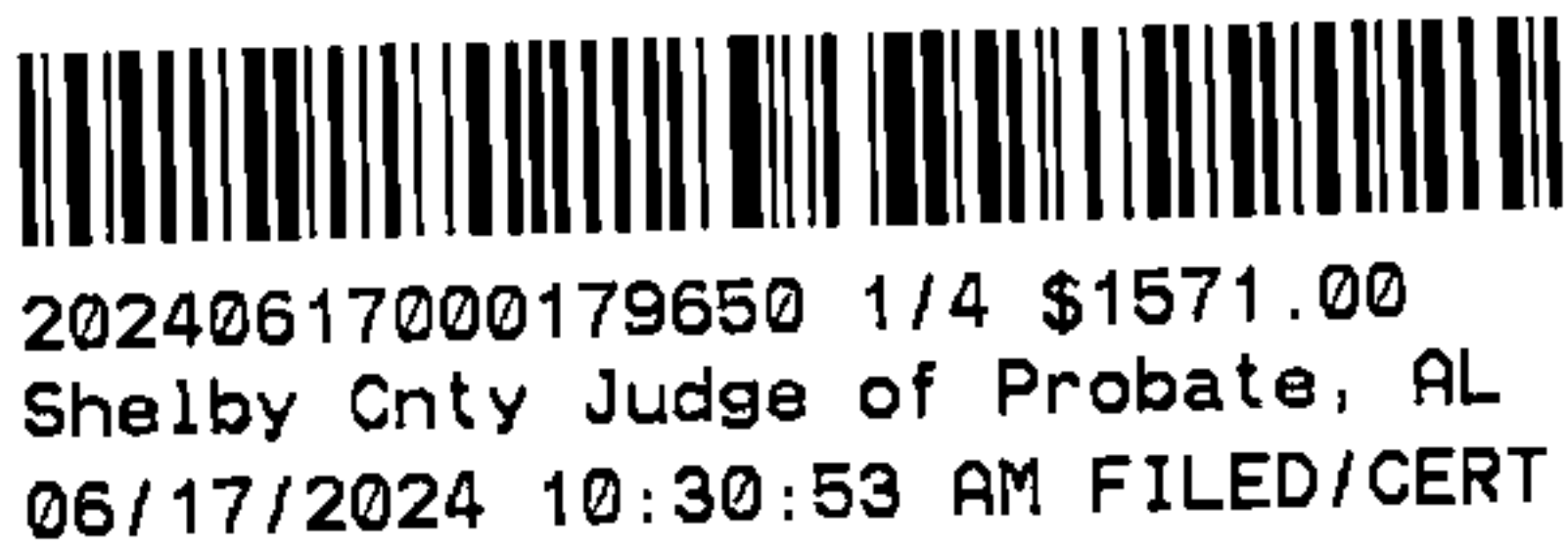


This instrument was prepared by:
Joshua L. Hartman, Esq.
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
4GE Land Holdings, LLC
5406 Hwy 280E, Suite C101
Birmingham, AL 35242



STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **4GE LAND HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of June, 2024.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: Jacob Hall
Jacob Hall
Its: Chief Financial Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Hall, whose name as Chief Financial Officer of SB HOLDING CORP., an Alabama corporation, Managing Member of LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the _____ day of June, 2024, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing Member of said limited liability company.

Given under my hand and official seal this 10th day of June, 2024.

My Commission Expires: 06/02/2027

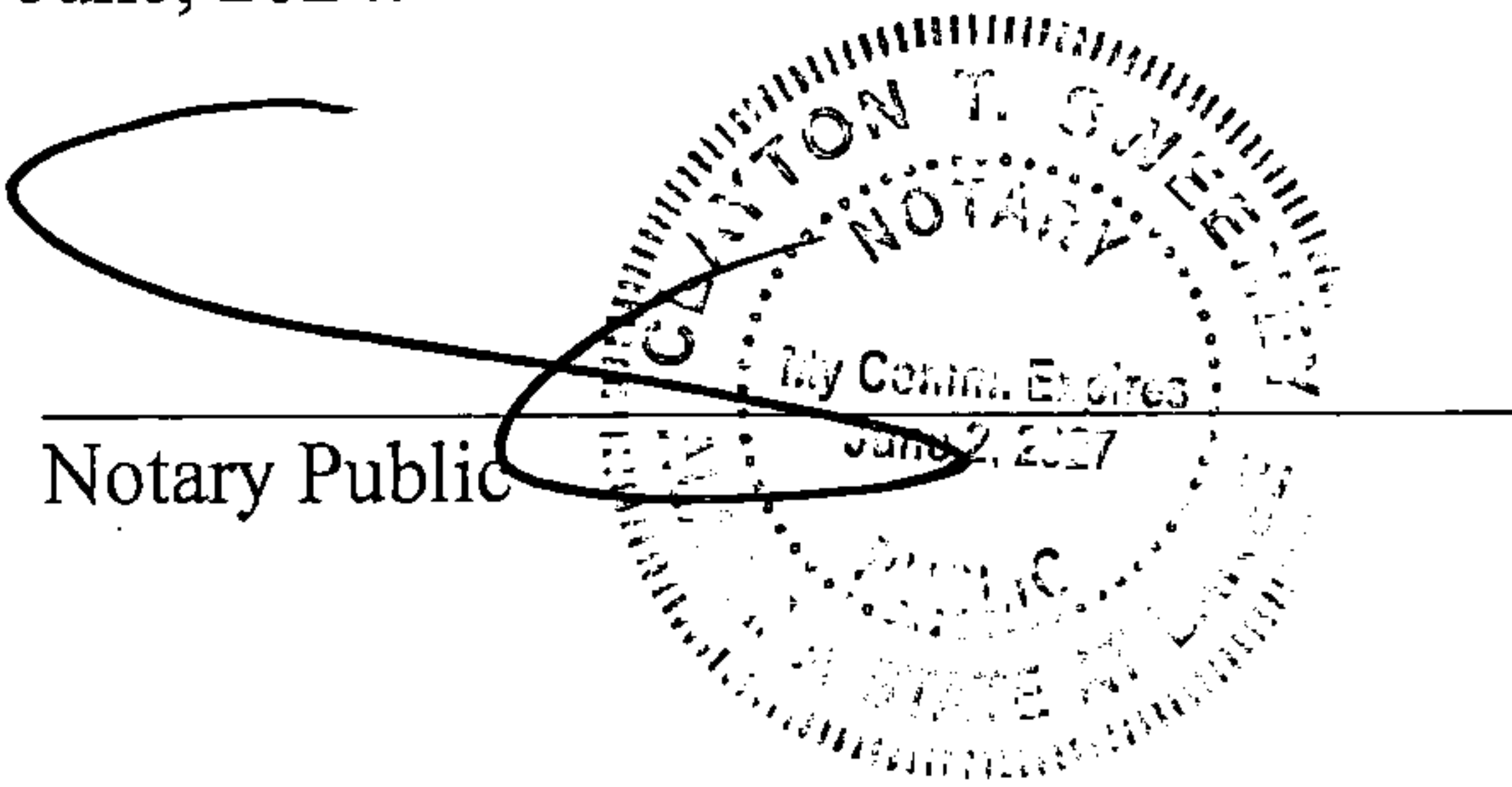


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 904, 905, 906, 907, 909, 911, 912, 916, 919, 920, 924, 926, 928, 965 & 966, according to the Amended Plat Lake Wilborn - Phase 7, as recorded in Map Book 58, Pages 18A, B & C, in the Probate Office of Shelby County, Alabama.

THE PROPERTY DESCRIBED ABOVE AND CONVEYED HEREBY SHALL BE AND IS CONVEYED SUBJECT TO:

1. Taxes due in the year of 2024, a lien, but not yet payable, until October 1, 2024.
2. Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P R Wilborn LLC as recorded in Instrument #2016-5874 as amended by Instrument #2016-5874.
3. Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #2017-33399 as amended from time to time to add additional property (this sector added by the 19th Amendment recorded in Instrument #2023-13871).
4. Building set back line(s), easement(s) and restrictions, if any, as shown by record plat.
5. Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344.
6. Railroad right of way as set forth in Deed Book 311, Pages 295, 297, 301 and 303.
7. Easement to US Sprint Communications Company as recorded in Real Book 323, Page 338.
8. Right of way to Alabama Power Company as recorded in Deed 239, Page 539.
9. Declaration of Restrictive Covenants as recorded in Instrument 32023-8766.
10. Walkway easement as described in Instrument #2016-5874.
11. Transmission line permit granted to Alabama Power Company as recorded in Deed Book 138, Page 91.
12. Grant of Easement in land for Underground Subdivision for Alabama Power Company as recorded in Instrument #2018-23048.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, Page 60; Deed Book 17, Page 1; Deed Book 205, Page 698; Deed Book



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Shelby Cnty Judge of Probate, AL
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Real 112, Page 876 as corrected by real 328, Page 1; Book 180, Page 715; Real Book 112, Page 876; Real Book 247, Page 599; Real Book 247, Page 636; Real Book 328 Page 1; Real Book 370, Page 923; Instrument #2000-31941 and Instrument #2002-22980.

14. Boundary line agreement as recorded in Deed Book 183, Page 39.
15. Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
16. Mineral and mining rights and all rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
17. Easement to Sprint Communications Company as recorded in Instrument #2012-5328.
18. Rights in favor of Alabama Power Company through condemnation proceedings filed in Case No. 27-254 and Case No. 28-57.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lake Wilborn Partners, LLC
Mailing Address 3545 Market Street
Hoover, AL 35226
Grantee's Name 4GE Land Holdings, LLC
Mailing Address 5406 Hwy 280E, Suite C101
Birmingham, AL 35242
Property Address Lots 904, 905, 906, 907, 909, 911, 912, 916, 919, 920, 924, 926, 928
965 & 966 Lake Wilborn, Phase 7, Hoover, AL 35244
Date of Sale June 13, 20024
Total Purchase Price \$1,540,000.00
or Actual Value \$
or Assessor's Market Value \$

20240617000179650 4/4 \$1571.00
Shelby Cnty Judge of Probate, AL
06/17/2024 10:30:53 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐ 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 _____

Lake Wilborn Partners, LLC, an Alabama limited liability company
By: SB Holding Corporation, an Alabama corporation
Print: Its Managing Member By: Jacob Hall, CFO

Unattested
(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one