This Instrument Was Prepared By: D. Brent Wills, Esquire Gilpin Givhan, PC 2660 Eastchase Lane, Suite 300 Boaz, Alabama 36117 GG File No.4899.1086

#### STATUTORY WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by Grantee herein, the receipt of which is hereby acknowledged, **PREMIER KINGS HOLDINGS, LLC,** an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto **COMMERCIAL INVESTMENTS AL II, LLC,** an Alabama limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain real property located in the County of Marshall, State of Alabama, described more particularly in **EXHIBIT "A"** attached hereto (the "Property"), as of the **70** day of August, 2024.

This conveyance is made subject to any and all covenants, restrictions, reservations, easements and rights of way heretofore imposed of record in respect to the Property; all municipal zoning ordinances now or hereafter becoming applicable to the Property; all matters of inspection and survey and all taxes and assessments now or hereafter becoming due against the Property.

For ad valorem tax purposes, the 'property tax identification number is: 13-6-13-3-002-001.002. The mailing addresses of Grantee is 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD, the aforegranted premises to Grantee, its successors and/or assigns FOREVER.

[SIGNATURE PAGE FOLLOWS]

#### SIGNATURE PAGE TO STATUTORY WARRANTY DEED

IN WITNESS WHEREOF, Grantor hereby executes this Statutory Warranty Deed by the signature below of its duly authorized representative as of the date first set forth herein.

## **GRANTOR:**

PREMIER KINGS HOLDINGS, LLC,

an Alabama limited liability company

By: Name: Jogmder Sidhu

Its: Manager

STATE OF ALABAMA
COUNTY OF SLALY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **JOGINDER SIDHU** whose name as **MANAGER** of **PREMIER KINGS HOLDINGS**, **LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity and with full authority, executed the same voluntarily and as the act of said limited liability company, on the day the same bears date.

Given under my hand and official seal this the 17 day of August, 2024.

(SEAL)

Notary Public

My Commission Expires:

### EXHIBIT "A"

Lot 1B according to the Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded as Map Book 45, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with all easements, rights, titles and interests appurtenant thereto, including but not limited to those granted by the following instruments:

- 1) Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded in Map Book 45, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama, being a resurvey of Pelham Retail Group Subdivision as recorded in Map Book 38, Page 105, of the aforesaid records.
- 2) Declaration of Covenants, Conditions and Restrictions and Declaration of Easements by Pelham Retail Group, LLC as recorded in Instrument #20070606000263300 of the Probate Records of Shelby County, Alabama.

20240826000264760 08/26/2024 08:18:32 AM DEEDS 4/4

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

Mailing Address    755 Tate Overlook   Marietta, Georgia 30064   Attr. 300inder Sidhu, Manager   Mashville, TN 37215   Attr. Mark McDonald Attr. 300inder Sidhu, Manager   Date of Sale   August 20, 2024   \$845,000.00	Grantor's Name	Premier Kings Holdings, LLC	Grantee's Name	Commercial Investments AL II, LLC
Attn: Joginder Sidhu, Manager 2076 Pelham Parkway Pelham, Alabama Date of Sale Total Purchase Price or Actual Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Actual Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Or Assessor's Market Value \$  The purchase price or actual value content presented for record.  Instructions  Grantor's name and mailing address or provide the name of the person or persons conveying interest to property is being conveyed.  The property address or the physical address or 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. 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	Mailing Address		Mailing Address	3841 Green Hills Village Drive
Property Address    Manager   2076 Pelham Parkway   Date of Sale   August 20, 2024   \$845,000.00				
Property Address  3076 Pelham Parkway Pelham, Alabama  Date of Sale Total Purchase Price  August 20, 2024 \$845,000.00  Actual Value \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  Bill of Sale Bill of Sale Sales Contract X. Closing Statement  The form conveyance document presented for recordation contains all of the required information reference  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 a 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.  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.  Actual value - if the property as not being sold, the true value 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 buth real and personal, being conveyed by the instrument offered for record.  Actual value - if 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).  In attest, to the best of my knowledge and belief that the information contained in this document is tr				
Pelham, Alabama  Total Purchase Price or Actual Value \$ The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  "The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  "Gleck one) (Recordation of documentary evidence:  Bill of Sale Sales Contract X. Closing Statement  "Sales Contract X. Closing Statement  "The purchase Price or actual value and the following documentary evidence:  "Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property at their current 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. 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).  Date August 20, 2024  Print:  The price of a set 55,000.00  Print:  ### Assessor's Basic Conveyed.  ### 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).  Date Augu			· · · · · · · · · · · · · · · · · · ·	
Actual Value  Or  Assessor's Market Value  \$  The purchase price or actual value claimed on this form can be verified in the following documentary evidence:    Filed and Recorded   Ortical Public Recorded	Property Address	3076 Pelham Parkway	Date of Sale	August 20, 2024
Actual Value or Assessor's Market Value \$  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 considered of the following documentary evidence: Bill of Sale Sales Contract  Sales Contract  X. Closing Statement  If the conveyance document presented for recordation contains all of the required information reference 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 at their current 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. 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).  Print August 20, 2024  Unattested  Print  Actual Value - in the property as determined by 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).  Print  Unattested		Pelham, Alabama	Total Purchase Price	\$845,000.00
Assessor's Market Value  The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  (Check one) (Recordation of documentary evidence			or	
The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  [Check one) (Recordation of documentary evidence   Price   Pri			Actual Value	\$
The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  [Check one) (Recordation of documentary evidence   Price   Pri			or	
(check one) (Recordation of documentary evidence is an invalid and invalid property and in a special resolution of the person or persons conveying interest to property is being conveyed.  Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property at their current 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. 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).  Date August 20, 2024  Print				e <u>\$</u>
Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property a 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).  Print August 20, 2024  Unattested	(check one) (Record Bill of Sale Sales Contract X Closing State If the conveyance Sales Conveyance State Sales Conveyance Sales Conveyance Sales Conveyance State Sales Conveyance Sales Conveyan	rdation of documentary evidence tt tement document presented for recordati	Filed and R Official Pul Judge of Pr Clerk Shelby Cou 08/26/2024 \$32.00 JOA	ecorded blic Records obate, Shelby County Alabama, County nty, AL 08:18:32 AM NN
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property a 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 August 20, 2024  Unattested	the filing of this for	m is not required.	•	
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 August 20, 2024  Print  Pri			Instructions	
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 August 20, 2024  Print  Print  Date August 20, 2024  Print  Date Print  Date August 20, 2024  Print  Date August 20, 2024		-	ame of the person or perso	ons conveying interest to property an
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 August 20, 2024  Print Take Fall And		d mailing address - provide the n	ame of the person or person	ons to whom interest to property is
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 August 20, 2024  Print: Accuracy Sign:  Unattested	Property address -	the physical address of the prope	erty being conveyed, if avai	ilable.
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 August 20, 2024  Print  Print  Print  Print  Sign:	Date of Sale - the	date on which interest to the prop	erty was conveyed.	
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 August 20, 2024  Print August 20, 2024  Unattested	*		purchase of the property,	both real and personal, being
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).  Date <a href="August 20">August 20</a> , 2024  Print:  Unattested  Sign:	conveyed by the in	strument offered for record. This	rue value of the property, l may be evidenced by an a	both real and personal, being ppraisal conducted by a licensed
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 August 20, 2024  Unattested  Sign:	current use valuation property for proper	on, of the property as determined ty tax purposes will be used and	I by the local official charge	ed with the responsibility of valuing
Unattested Sign:	accurate. I further	understand that any false statem	ents claimed on this form r	
	Date <u>August 20,</u>	2024	Print 1. A	Ce Femis 70
	Unattested		Sign: drantor/	Grantee/Miner/Agent (circle one)

Form RT-1