

**RECORD AND RETURN TO:**

Wick Phillips Gould & Martin, LLP  
3131 McKinney Avenue, Suite 500  
Dallas, Texas 75204  
Attention: Scott Hotchkiss

**SPECIAL WARRANTY DEED**

THAT JMB FP Investment Company, LLC, a Tennessee limited liability company ("Grantor"), whose mailing address is 325 Erin Drive, Knoxville, Tennessee 37919, Attention: Jason Brown, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto FVR Alabama, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 3131 McKinney Avenue, Suite L10, Dallas, Texas 75204, Attention: Randall Starr, that certain real property situated in the County of Shelby, Alabama, more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto ("Property").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property subject to the Permitted Exceptions unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power, privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 8<sup>th</sup> day of November, 2024.

12th

GRANTOR:

JMB FP Investment Company, LLC,  
a Tennessee limited liability company

By: Brian D. Brown  
Name: Brian D. Brown  
Title: Vice President

STATE OF Tennessee )  
 ) ss:  
COUNTY OF Knox )

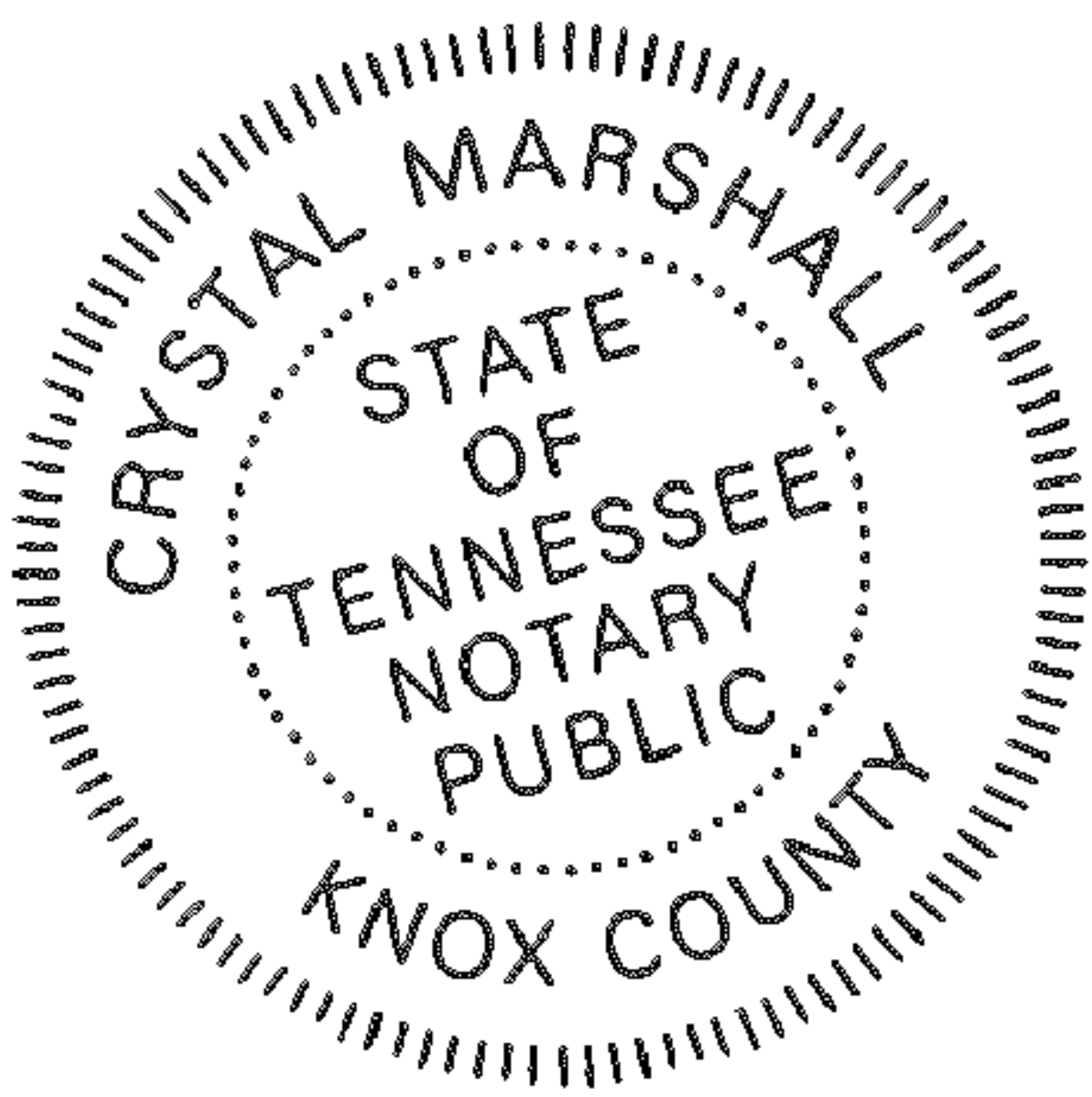
This instrument was acknowledged and executed before me, the undersigned authority, on this day personally appeared Brian D. Brown, Vice President of JMB FP Investment Company, LLC, a Tennessee limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8<sup>th</sup> day of November, 2024.

Crystal Marshall  
Notary Public

My Commission Expires: 4/10/2027

**WHEN RECORDED MAIL TO:**  
Wick Phillips Gould & Martin, LLP  
3131 McKinney Avenue, Suite 500  
Dallas, Texas 75204  
Attention: Scott Hotchkiss



**EXHIBIT A**

**Legal Description**

That certain real property situated in Shelby County, Alabama, as more particularly described as follows:

**PARCEL 1:**

Lot 1, Calera Marketplace as recorded in Map Book 41, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same premises conveyed to JMB FP Investment Company, LLC, a Tennessee limited liability company, by Statutory Warranty Deed from J.L. Lane Properties LLC, an Alabama limited liability company, dated January 12, 2024, filed for record on January 19, 2024 as Instrument No. 20240119000014270, in the Office of the Judge of Probate of Shelby County, Alabama.

**PARCEL 2:**

TOGETHER WITH and subject to those easements appurtenant set forth in that certain Agreement of Easements Covenants, Conditions and Restrictions dated February 27, 2009, by and between Calera Crossings, LLC, an Alabama limited liability company and James L. Lane, recorded March 5, 2009, as Instrument No. 20090305000081410, in the Office of the Judge of Probate of Shelby County, Alabama.

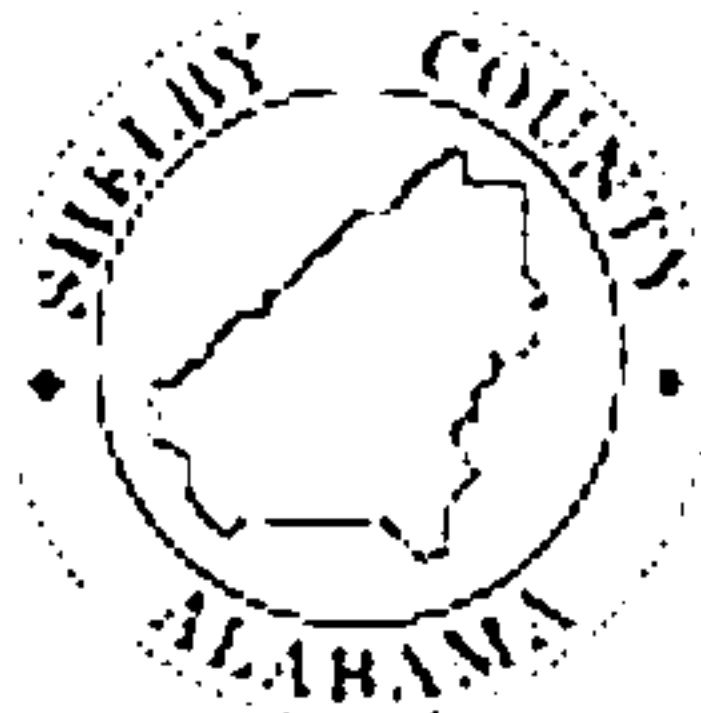
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**EXHIBIT B**

**Permitted Exceptions**

1. Matters as shown on Plat recorded in Map Book 40, Page 142 as Instrument No. 20090226000069620, in the Office of the Judge of Probate of Shelby County, Alabama, as follows: a) 8' easement for utilities and drainage along the side-western Property line; and b) 20' easement for utilities and drainage along the north Property line.
2. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Map Book 41, Page 48 as Instrument No. 2009071600022764100171, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easement made by W.C. Lloyd, Jr. and wife, Patricia P. Reid dated August 25, 1988 and recorded January 31, 1989 in Book 224, Page 597, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Agreement of Easements, Covenants, Conditions and Restrictions by and between Calera Crossings, LLC and James L. Lane dated February 27, 2009 and recorded on March 5, 2009 as Instrument No. 20090305000081410, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement - Underground from JMB FP Investment Company, LLC to Alabama Power Company dated February 13, 2024 and recorded March 4, 2024 as Instrument No. 20240304000058200, in the Office of the Judge of Probate of Shelby County, Alabama.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/15/2024 01:00:57 PM  
 \$2686.50 JOANN  
 20241115000355140

*Allen S. Beal*

### Real Estate Sales Validation Form

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

Grantor's Name JMB FP Investment Company, LLC  
 Mailing Address 325 Erin Drive  
Knoxville, Tennessee 37919

Grantee's Name FVR Alabama, LLC  
 Mailing Address 3131 McKinney Avenue, Suite L10  
Dallas, Texas 75204

Property Address 332 Market Place Circle  
Calera, Alabama 35040

Date of Sale November 12, 2024  
 Total Purchase Price \$ \$2,652,174.00

or  
 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 required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ 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 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 11/15/24

Print JMB FP Investment Company, LLC by Brian Brown, Secretary

☐ Unattested

Crystal Marshall  
 (verified by)

Sign

[Signature]

(Grantor) Grantee/Owner/Agent) circle one