

This instrument prepared by and
should be returned to:

Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Parcel Identification No.: 09-3-05-0-001-030.008

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30 day of December, 2024, by **CTO19 BIRMINGHAM LLC**, a Delaware limited liability company (the "Grantor"), whose mailing address is c/o CTO Realty Growth, Inc., 1140 N. Williamson Blvd., Suite 140, Daytona Beach, Florida 32114, to **RUFFIN COSTELLO PROPERTY LLC**, a Louisiana limited liability company (the "Grantee"), whose mailing address is 1213 3rd Street, New Orleans, Louisiana 70130 (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property together with the building, fixtures and improvements thereon located in Shelby County, State of Alabama, the legal description of which is contained in Exhibit A attached hereto and made a part hereof (the "Property").

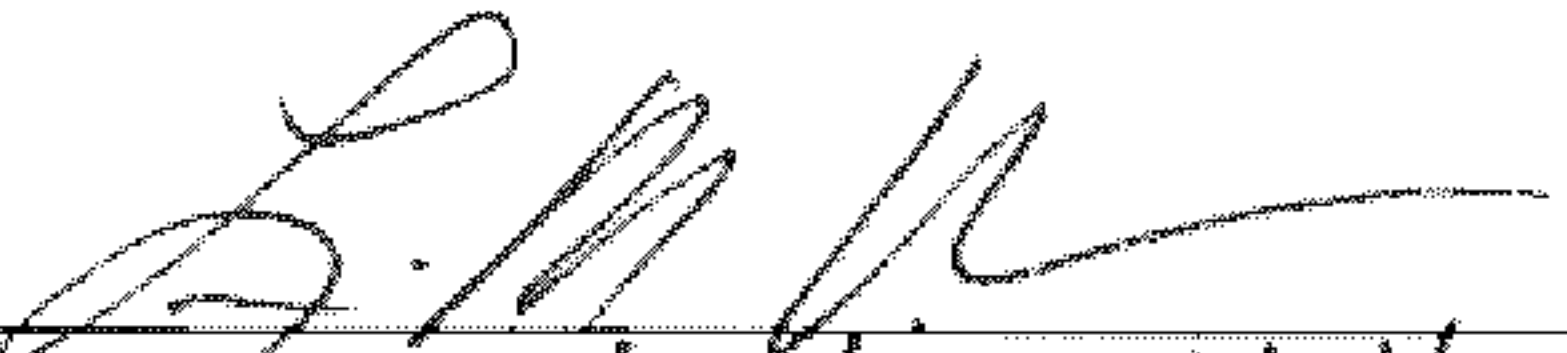
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This conveyance is made subject to assessments and taxes accruing subsequent to December 31, 2024, all applicable zoning ordinances, regulations, easements, covenants, conditions and restrictions of record (the references to which shall not operate to reimpose same) and tenant in possession, as tenant only (collectively, the "Permitted Exceptions").

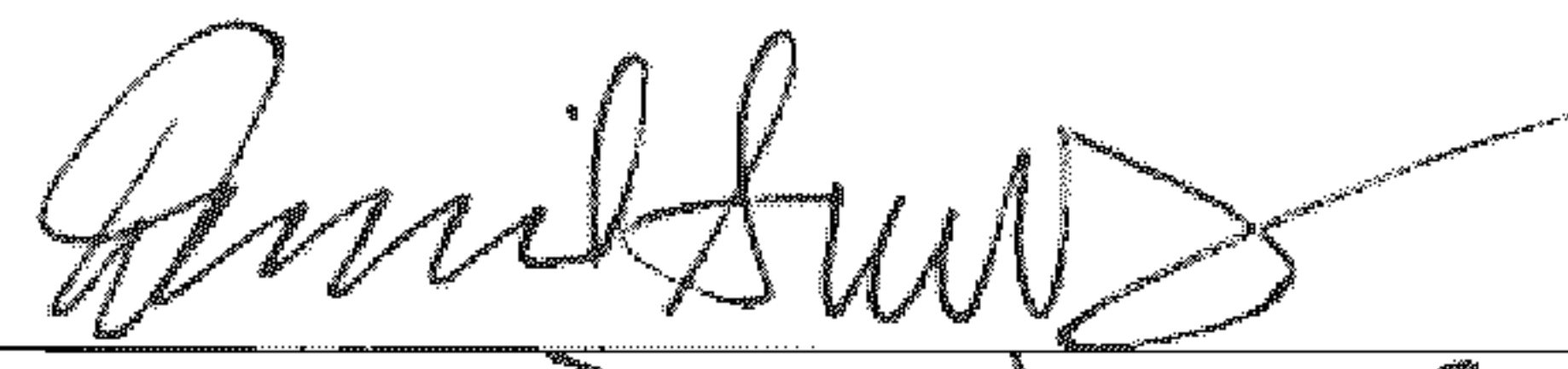
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but none others.

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in
the presence of these witnesses:


Print Name: Lisa M. Vorakoun


Print Name: Daniel E. Smith

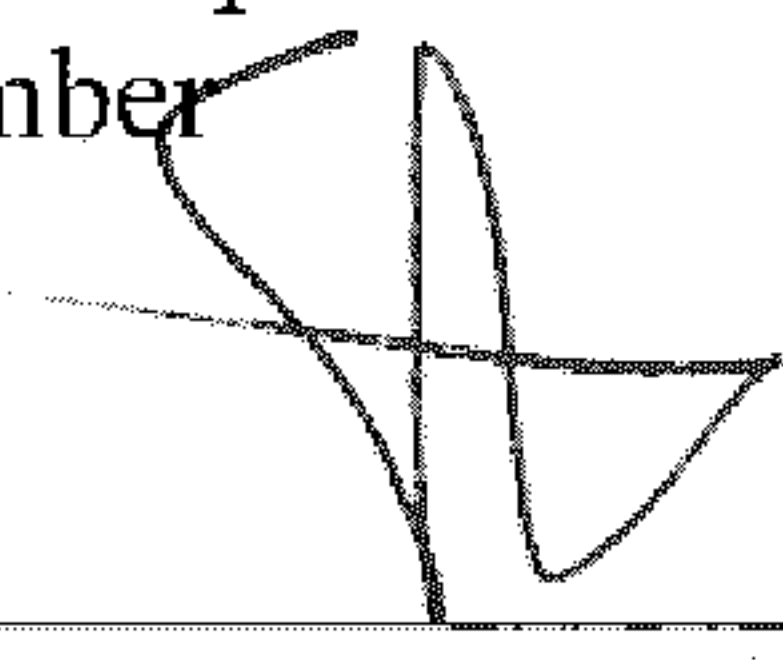
GRANTOR:

CTO19 BIRMINGHAM LLC,
a Delaware limited liability company

By: Alpine Income Property OP, LP, a Delaware
limited partnership
Its: Sole Member

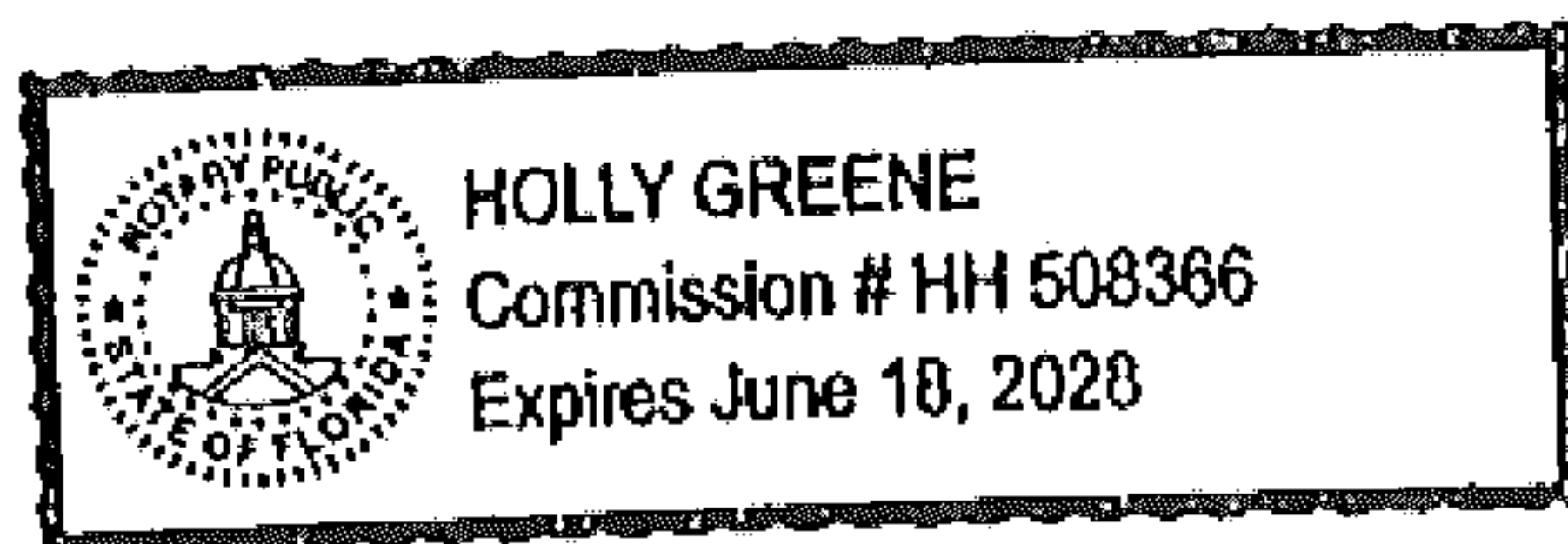
By: Alpine Income Property GP, LLC, a
Delaware limited liability company
Its: General Partner

By: Alpine Income Property Trust, Inc., a
Maryland corporation
Its: Sole Member

By: 
Name: Steven R. Greathouse
Title: Senior Vice President and Chief
Investment Officer

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of December, 2024, by Steven R. Greathouse, the Senior Vice President and Chief Investment Officer of Alpine Income Property Trust, Inc., a Maryland corporation, the Sole Member of Alpine Income Property GP, LLC, a Delaware limited liability company, the General Partner of Alpine Income Property OP, LP, a Delaware limited partnership, the Sole Member of **CTO19 BIRMINGHAM LLC**, a Delaware limited liability company, on behalf of the company. He personally appeared before me, is personally known to me, or produced _____ as identification.



Notary: Holly Greene
Print Name: _____
Notary Public, State of _____
My Commission Expires: _____

[NOTARIAL SEAL]

EXHIBIT A
Legal Description

Lot 2A according to RKM's Resurvey at 280 South as recorded in Map Book 33, Page 52 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 CTO19 BIRMINGHAM LLC
 Mailing Address 1140 N Williamson Blvd, Ste 140
Daytona Beach, FL 32114

Grantee's Name RUFFIN COSTELLO PROPERTY LLC
 Mailing Address 1213 3rd Street
New Orleans, LA 70130

Property Address 101 Doug Baker Boulevard
Hoover, AL 35242

Date of Sale 12/30/2024
 Total Purchase Price \$ 4,147,000.00

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

☐ 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 _____

Print SEE ATTACHED

____ Unattested

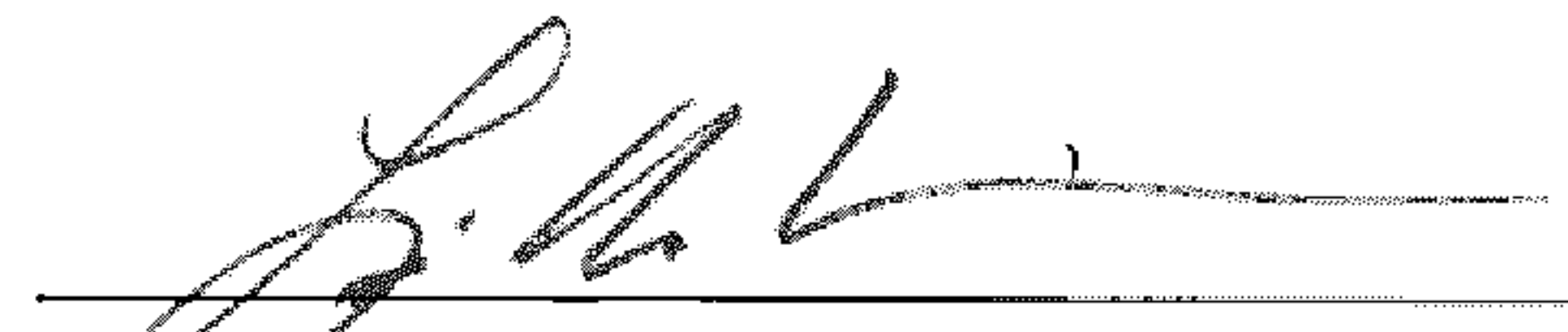
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

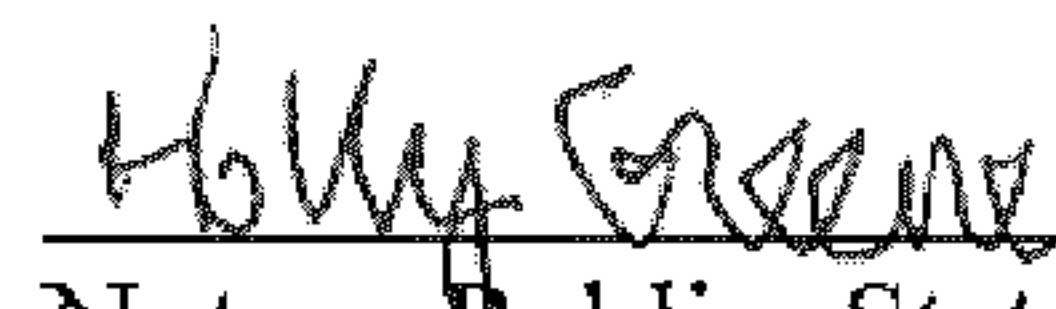
Form RT-1

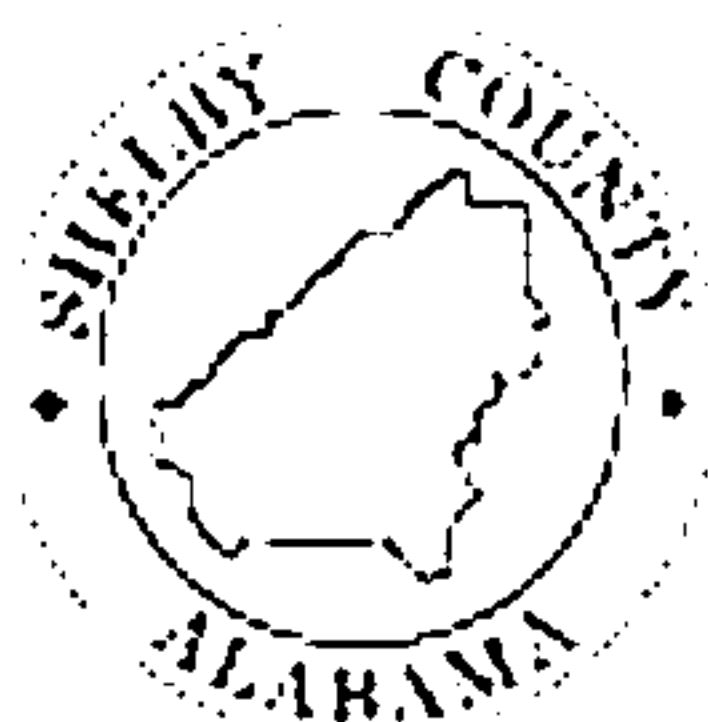
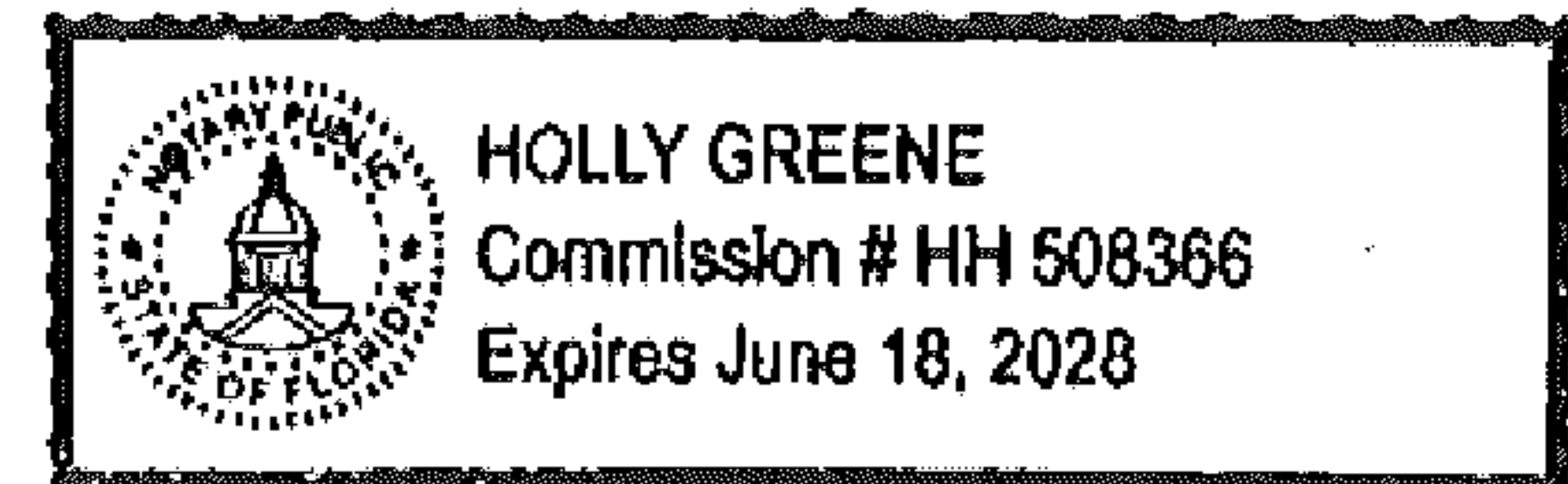
Dated: December 30, 2024.


Name: Lisa M. Vorakoun

STATE OF FLORIDA
COUNTY OF VOLUSIA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2024, by Lisa M. Vorakoun, who is personally known to me.


Notary Public, State of _____
Printed Name: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2025 03:04:09 PM
\$4181.00 JOANN
20250106000006730

