

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
JBH2 Holdings LLC
919 Trinity Court
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$4,850,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

DBI Properties - Greystone, LLC, an Alabama Limited Liability Company

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

JBH2 Holdings LLC, an Alabama Limited Liability Company

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT “A” ATTACHED HERETO

\$4,850,000.00 of the proceeds come from a mortgage recorded simultaneously herewith. Said Lot 1 on the attached Exhibit “A” being the same as Lot 1 on the land survey of Derrol D. Luker dated January 27, 2025 and attached hereto as Exhibit “B.”

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) easement to Alabama Power Co. recorded in Deed Book 350, Page 996, and Instrument 2008112100044660;
 - (4) reciprocal easement agreement recorded in Instrument 1999-7730 and Instrument 1999-33954, as amended by Instrument 2001-7233;
 - (5) conditions, rights, easements and options as stated in the Deed recorded in Instrument 1999-43304 as amended by the Deed recorded in Instrument No. 20060630000318560;
 - (6) access easements as described in Deeds recorded as Instrument No.20060630000318520 and Instrument No. 20170929000354630;
 - (7) declaration of parking easement as recorded in Instrument No. 20241220000389110;
 - (8) declaration of maintenance obligations as set forth in Instrument No. 202412130000382790;
 - (9) all matters shown on the plat record in Map Book 60 Page 72;
 - (10) all matters shown on the survey of Derrol D. Luker dated January 27, 2025.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
5th day of February, 2025

DBI Properties - Greystone, LLC, an Alabama Limited Liability Company

By: *Joe Hawley*
Joe Hawley, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Joe Hawley, whose name as Vice President of DBI Properties - Greystone, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 5th day of February, 2025.

David P. Condon
Notary Public: David P. Condon

My Commission Expires: 02.12.2026

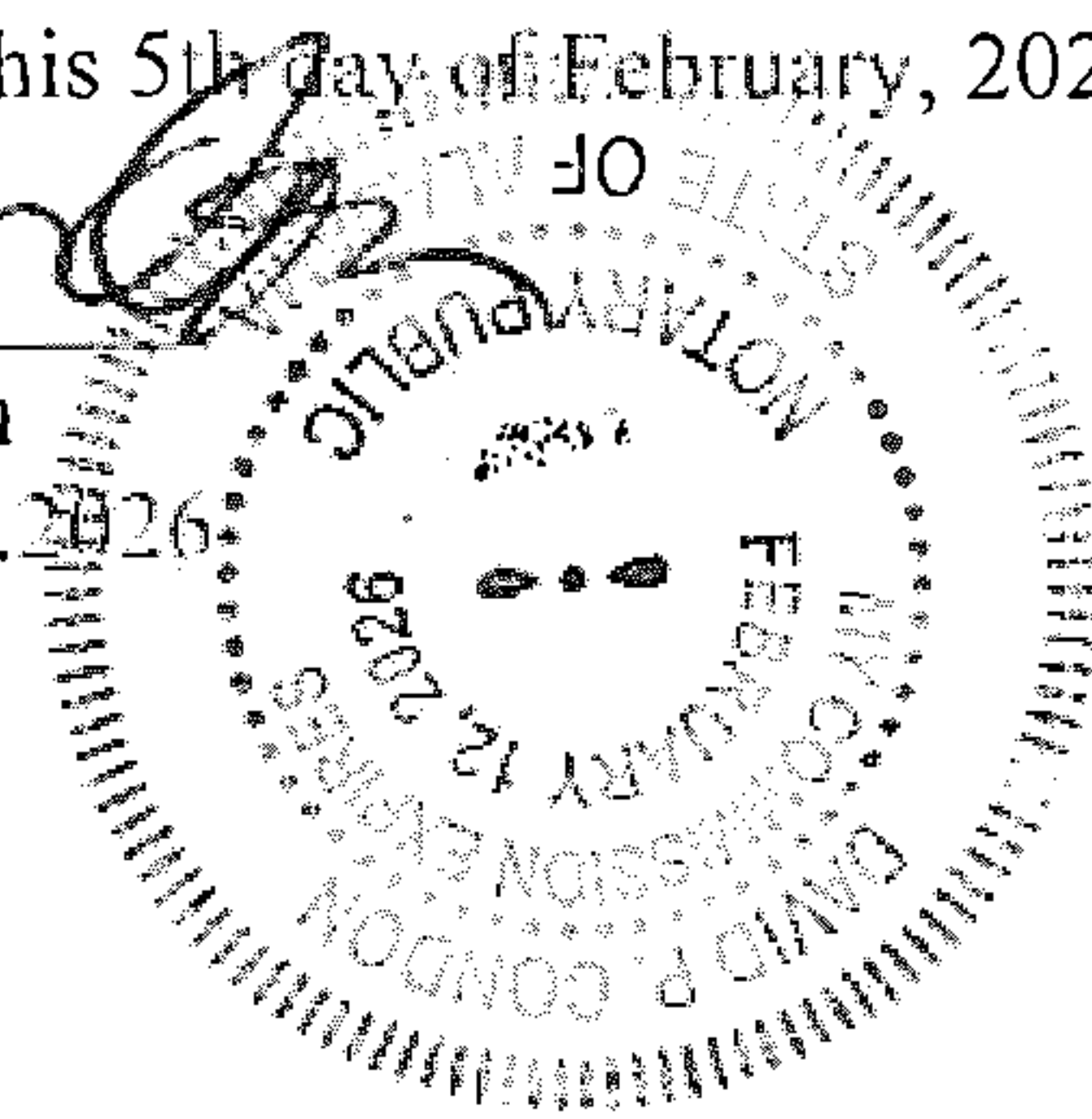


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 1, according to the Final Plat of American Family Care's Addition to Greystone Plat No. 1, as recorded in Map Book 60, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the benefits, to the extent that they represent an interest in Real Property, of those certain Non-Exclusive Access Easements for the benefit of Tract I, as created by those certain Deeds recorded in Instrument No. 20060630000318520 and Instrument No. 20170929000354630 in the Office of the Judge of Probate of Shelby County, Alabama, over and across the parcels described below:

PARCEL B:

A 50.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the Southwest corner of said Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run North 59 degrees 52 minutes 22 seconds West for a distance of 87.25 feet to a point of curvature; thence run along the arc of said curve to the left having a central angle of 51 degrees 26 minutes 31 seconds and a radius of 200.00 feet in a northwesterly to southwesterly direction for a distance of 179.57 feet; thence run South 68 degrees 41 minutes 07 seconds West for a distance of 2.26 feet to a point of curvature; thence run along the arc of a curve to the right having a central angle of 46 degrees 44 minutes 53 seconds and a radius of 230.00 feet in a southwesterly to northwesterly direction for a distance of 187.66 feet to a point; thence run North 64 degrees 34 minutes 01 seconds West for a distance of 196.36 feet, more or less, to a point on the easterly right of way of Alabama Highway No. 119 and the end of the herein described centerline easement.

PARCEL E:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence run South 59 degrees 52 minutes 22 seconds East for a distance of 199.20 feet to the point of beginning of the herein described easement; thence continue South 59 degrees 52 minutes 22 seconds East for a distance of 57.56 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 174.46 feet to a point on the southwesterly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 2 degrees 06 minutes 39 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 32 minutes 33 seconds to the right to the tangent of said curve and run along the arc of said curve and along said southwesterly right of way line for a distance of 100.01 feet; thence deflect 88 degrees 25 minutes 55 seconds from the tangent of the last described curve and run to the right in a southwesterly direction for a distance of 216.05 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 157.86 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northeasterly direction for a distance of 50.15 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL C:

A 50.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run South 59 degrees 52 minutes 22 seconds East for a distance of 197.29 feet to the end of the herein described centerline easement.

PARCEL D:

A 20 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement being more particularly described as follows: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 09 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence deflect 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction for a distance of 236.70 feet to the point of beginning of the easement herein described; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 175.74 feet to a point on the southerly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 0 degrees 25 minutes 20 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 57 minutes 53 seconds to the tangent of said curve and run to the right along the arc of said curve and along said right of way in a southeasterly direction a distance of 20.00 feet to a point; thence deflect 90 degrees 32 minutes 33 seconds from the tangent of the last described curve and run to the right in a southwesterly direction a distance of 174.46 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 20.06 feet to the point of beginning; being situated in 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	DBI Properties - Greystone, LLC	Grantee's Name	JBH2 Holdings LLC
Mailing Address	3700 Cahaba Beach Road	Mailing Address	919 Trinity Court
	Birmingham, AL 35242		Birmingham, Alabama 35242
Property Address	5410 U.S. 280	Date of Sale	2/5/2025
	Birmingham, AL 35242	Total Purchase Price	\$4,850,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	2/5/25	Print	David Gordon
<input type="checkbox"/> Unattested		Sign	[Signature]
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2025 03:20:01 PM
\$38.00 JOANN
20250205000036100

Alli S. Boyd