

Record and return to: John Michael Studeny, Esq. 44 Mallard Drive Pittsburgh, Pennsylvania 15238	Send tax notices to: DANIEL G. KAMIN ALABASTER LLC P.O. Box 10234 Pittsburgh, PA 15232.
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STATUTORY WARRANTY DEED

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

THAT, BTNV LLC, a limited liability company formed under the laws of Delaware and WCTNV LLC, a limited liability company formed under the laws of Delaware, together as tenants in common, each with a 50% interest (collectively, "Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by DANIEL G. KAMIN ALABASTER LLC, a Delaware limited liability company (the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to the Permitted Exceptions (as defined herein).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee 's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those matters listed on Exhibit B as permitted exceptions (the "Permitted Exceptions").

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address	Grantor's Name and Mailing Address
BTNV LLC and WCTNV LLC 90 Furman Street, Apt. 109 Brooklyn, New York 11201	DANIEL G. KAMIN ALABASTER LLC P.O. Box 10234 Pittsburgh, PA 15232
Property Address:	9085 Highway 119, Alabaster, AL
Date of Sale:	March __, 2025
Total Purchase Price:	\$8,418,848.00

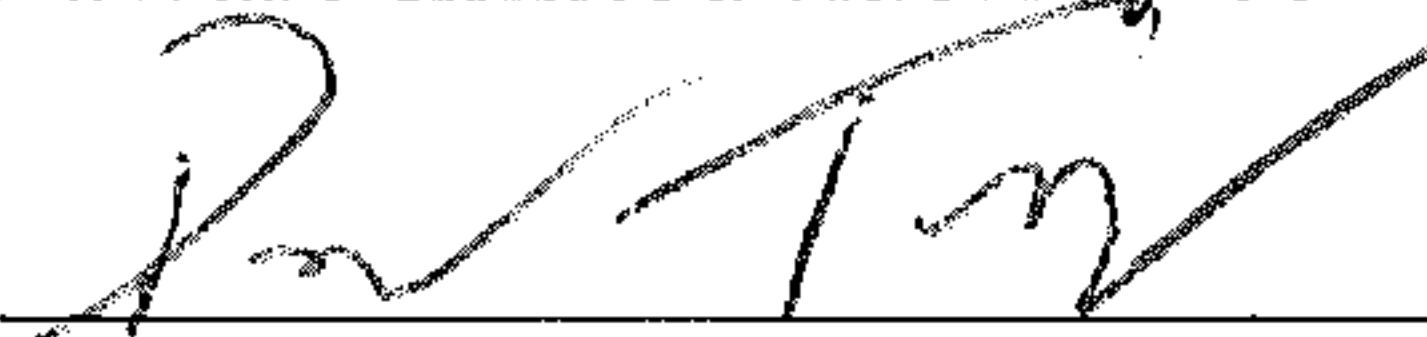
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>
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*[Signature(s) on following page(s)]*

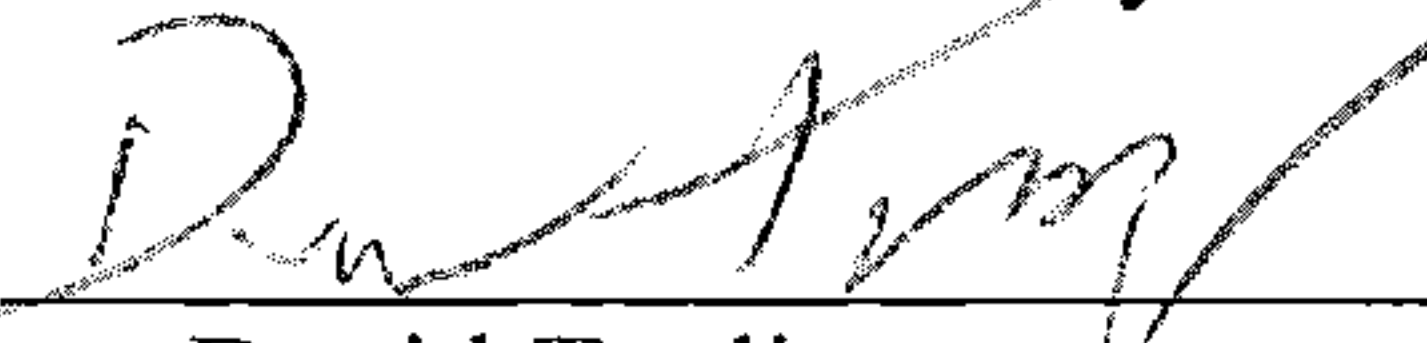
IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of March 25, 2025

**GRANTOR:**

BTNV LLC,  
a Delaware limited liability company

By:   
Name: David Taplitz  
Title: Authorized Signatory

WCTNV LLC,  
a Delaware limited liability company


By:   
Name: David Taplitz  
Title: Authorized Signatory

STATE OF NEW YORK )

SS.:

COUNTY OF New York )

On the 19<sup>th</sup> day of March in the year 2025 before me, the undersigned, personally appeared David Taplitz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Beverley Dewar

BEVERLEY DEWAR  
Notary Public, State of New York  
No. 01DE6109982  
Qualified in Suffolk County  
Commission Expires May 24, 2028



**EXHIBIT A****Description of the Property**

A parcel of land situated in the South half of the Northwest one-quarter of the Northwest one-quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run South 00 degrees 25 minutes 40 seconds East along the West line of said Section 14 for a distance of 661.30 feet to a found Beacon capped rebar, said point being the POINT OF BEGINNING; thence leaving the West line of said Section 14, run South 89 degrees 23 minutes 43 seconds East for a distance of 156.81 feet to a found RCFA capped rebar; thence run South 88 degrees 44 minutes 49 seconds East for a distance of 309.94 feet to a found 4" open top; thence run South 23 degrees 14 minutes 38 seconds West for a distance of 199.29 feet to a found 2" open top; thence run South 88 degrees 59 minutes 29 seconds East for a distance of 555.48 feet to a found Beacon capped rebar, said point being on the Westernmost right of way line of Alabama State Highway 119; thence run South 25 degrees 44 minutes 12 seconds West along said Westernmost right of way for a distance of 215.29 feet to an iron pin set, said point being the point of commencement of a curve to the left, said curve having a radius of 3130.00 feet, a central angle of 05 degrees 22 minutes 46 seconds, a chord bearing of South 23 degrees 02 minutes 49 seconds West for a chord distance of 293.77 feet; thence run along arc of said curve and along said Westernmost right of way for a distance of 293.88 feet to a found 1/4" rebar; thence leaving said Westernmost right of way, run North 89 degrees 15 minutes 19 seconds West for a distance of 425.20 feet to an iron pin set, said point being on the Easternmost right of way line of Daisy Lane (40' right of way); thence run North 41 degrees 21 minutes 06 seconds West along said Easternmost right of way for a distance of 84.61 feet to an iron pin set, said point being the point of commencement of a curve to the right, said curve having a radius of 56.24, a central angle of 48 degrees 41 minutes 34 seconds, a chord bearing of North 18 degrees 45 minutes 33 seconds West for a chord distance of 46.37 feet; thence run along arc of said curve and along said Easternmost right of way for a distance of 47.80 feet to an iron pin set, said point being a point on the Northernmost right of way line of said Daisy Lane; thence run North 84 degrees 24 minutes 41 seconds West along said Northernmost right of way for a distance of 5.50 feet to an iron pin set; thence leaving said Northernmost right of way, run North 22 degrees 38 minutes 47 seconds East for a distance of 91.41 feet to a found 1/2" crimp; thence run North 23 degrees 23 minutes 22 seconds East for a distance of 223.01 feet to a found Beacon capped rebar; thence run South 87 degrees 23 minutes 53 seconds West for a distance of 355.48 feet to a found 1/4" rebar, said point being a point on the West line of said Section 14; thence run North 00 degrees 25 minutes 40 seconds West for a distance of 279.20 feet to the POINT OF BEGINNING. Said parcel contains 360,234 square feet or 8.27 acres more or less.

*(continued on following page)*

**LESS**

A part of NW 1/4 of the NW 1/4 of Section 14 Township 21-S, Range 3-W, identified as Tract No. 61 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

**Parcel 1 of 1:**

Commencing at a found iron pin at the SE corner of property described in Deed Reference 20100701000211230 as recorded in the Office of the Judge of Probate in Shelby County (said point also on the present west R/W line of SR-119);

thence southwesterly and along said present R/W line a distance of 390 feet, more or less, to a point on said present R/W line {said point also on the acquired R/W line (said point perpendicular to centerline of project at station 151+75.00)}, which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 117.69 feet and along said present R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 20°58'16"W, a counterclockwise direction, a chord distance of 117.68 feet and a radius of 3130.00 feet);

thence N 89°15'42" W and along the grantor's said property line a distance of 102.02 feet to a point on the acquired R/W line (said line offset 180' LT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 104.16 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 180' LT and perpendicular to centerline of project at station 151+25.00) (said arc having a chord bearing of N 21°38'44" E, a clockwise direction, a chord distance of 104.15 feet and a radius of 2980.00 feet);

thence N 83°39'5" E and along the acquired R/W line a distance of 106.36 feet to the point and place of BEGINNING, containing 0.241 acre(s), more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**EXHIBIT B**

**Permitted Exceptions**

Right of Way granted to Alabama Power Company as recorded in Instrument 20230830000262430  
in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/25/2025 02:35:38 PM**  
**\$8456.00 BRITTANI**  
**20250325000089510**

*Allie S. Bayl*