

**This Instrument Was Prepared By:**

Name: Douglas C. Peter, Esq.  
Address: Liechty, McGinnis, Berryman & Bowen  
LLP, 11910 Greenville Ave., Suite 400,  
Dallas, TX 75242

**After Recording Return To:**

Name: BZCP CALERA AL LLC  
Address:  
260 East Main Street, Suite 2746,  
Rochester, NY 14604

*A mortgage being filed simultaneously herewith in the amount of \$2,569,826.00 is being applied to the sale price of the property conveyed herein.* Space above this line for recorder's use only

**ALABAMA 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 consideration in hand paid to SCP 2009-C32-001 LLC, a Delaware limited liability company, with an address of 545 E. John Carpenter Fwy., Suite 1400, Irving, TX 75061 (hereinafter known as the "Grantor") hereby grants, bargains, sells, and conveys to BZCP CALERA AL LLC, an Alabama limited liability company, with an address at 260 East Main Street, Suite 2500, Rochester, NY 14604 (hereinafter known as the "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Lots 1 & 2 CVS Addition to Calera Subdivision, as recorded in Map Book 40, Page 52, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the Grantor, but not otherwise.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors, and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor, except as Permitted Exceptions, as provided on Exhibit "A" attached hereto.

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

**Grantor's Name / Mailing Address:**

SCP 2009-C32-001 LLC  
545 E. John Carpenter Fwy., Suite 1400  
Irving, TX 75061

**Grantee's Name / Mailing Address:**

BZCP Calera AL LLC  
260 East Main Street, Suite 2746  
Rochester, NY 14604

Street Address: 8370 Hwy., 31 Calera, AL 35040

Purchase Price: \$2,550,000.00

Date of closing: April 17, 2025

The Purchase Price of the Property can be verified by the closing statement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed and delivered this Statutory Warranty Deed under seal as of the day and year first above written.

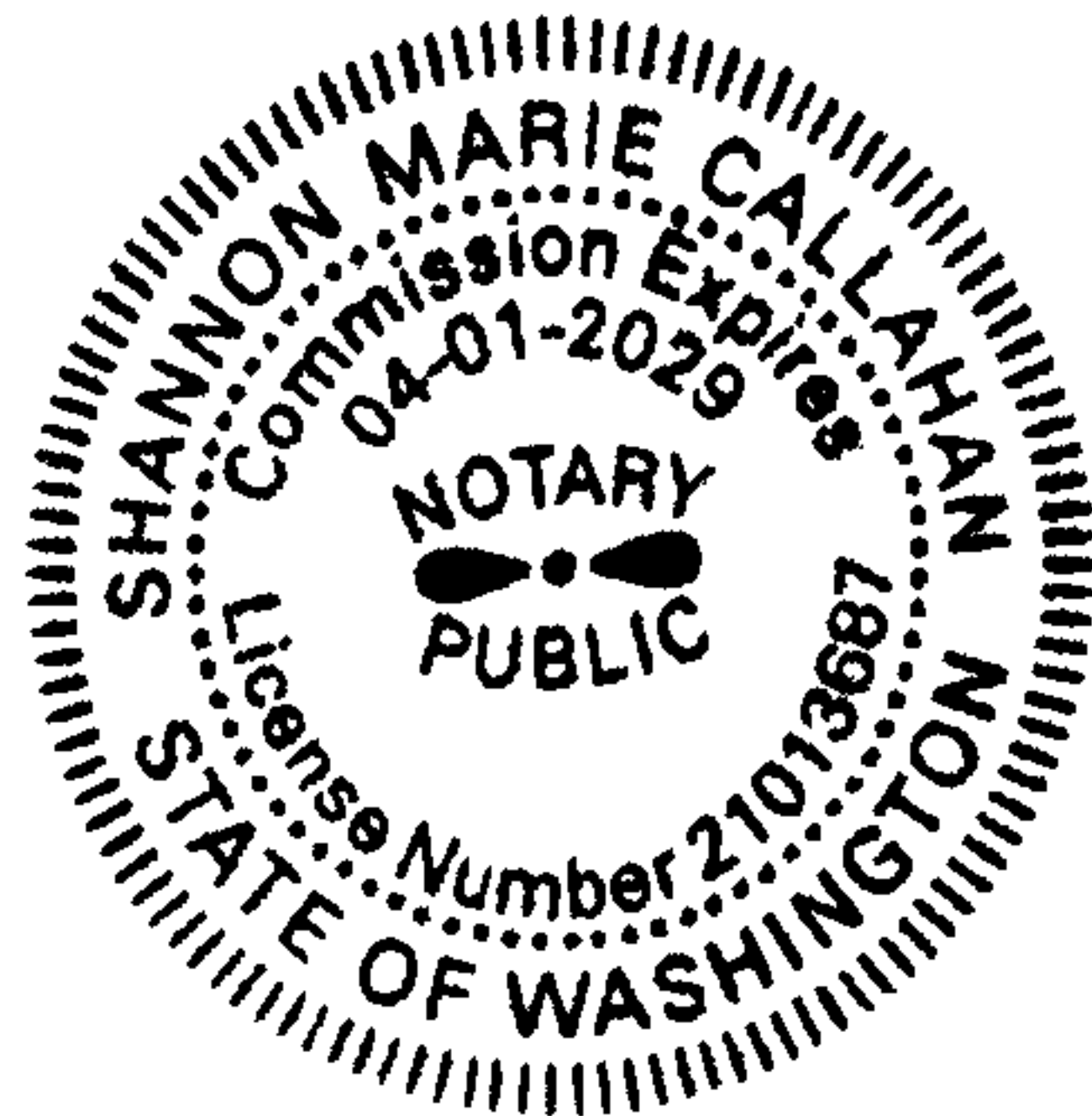
**SCP 2009-C32-001 LLC,**  
a Delaware limited liability company

By:   
Rickey D. Whitworth, Vice President

STATE OF WASHINGTON  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey D. Whitworth, Vice President of SCP 2009-C32-001 LLC, a Delaware limited liability company, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this April 7, 2025.



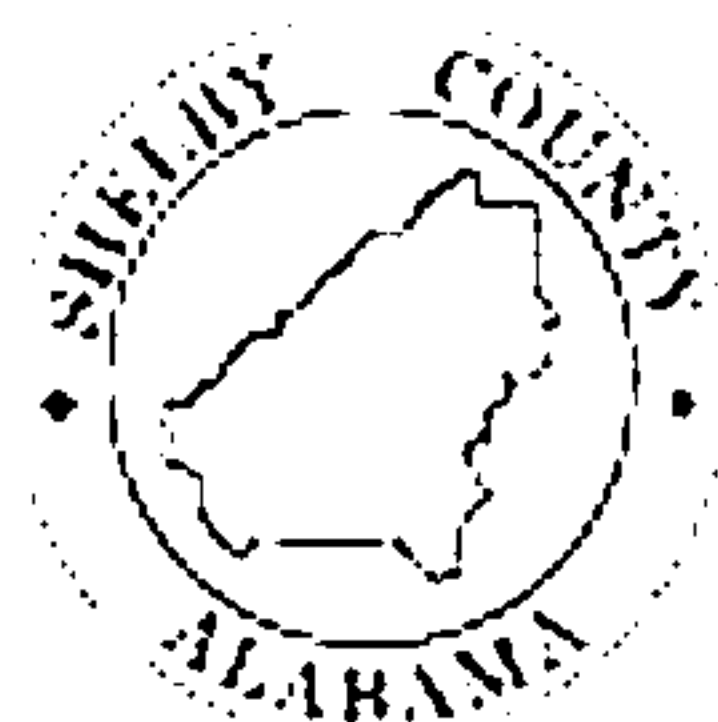
  
Notary Public Signature

My Commission Expires: 4-1-29

**EXHIBIT "A"**

**PERMITTED EXCEPTIONS**

1. Real Property taxes for the year 2025 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
3. 10' Sanitary Sewer Easement and Cross Access Easement as shown on record subdivision plat recorded in Map Book 40, page 52, in the Probate Office of Shelby County, Alabama, as shown on the ALTA/NSPS Land Title Survey prepared by Alfred J. Kesler with Southern Geomatics Services, LLC, on behalf of Bock & Clark Corporation an NV5 Company, dated 2/26/2025, last revised 4/\_\_\_/2025, as NV5 Network Project No. 202500508-1 AAC.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 242, page 915, Deed Book 248, page 370, Deed Book 248, Page 368 and Deed Book 242, page 922, in the Probate Office of Shelby County, Alabama.
5. Land Restriction Agreement as recorded in Instrument 20071121000533940, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20081008000398300, in the Probate Office of Shelby County, Alabama.
7. Environmental Covenant as recorded in Instrument 20130311000101340, in the Probate Office of Shelby County, Alabama.
8. Terms and provisions as contained in that certain Lease dated 06/19/2009 as evidenced by Memorandum of Lease filed for record 08/19/2009, as recorded in Instrument [20090819000320110], 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  
04/22/2025 01:17:22 PM  
\$32.00 BRITTANI  
20250422000119240

*Brittani S. Bayl*