

<u>This instrument was prepared by:</u> Adam Gillman Deverich & Gillman LLP 4 Park Plaza, Suite 520 Irvine, CA 92614	<u>Send tax notices to:</u> Lennar Homes of Alabama, LLC 801 West Romana Street Suite A Pensacola, FL 32502
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STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

THAT FOR AND IN CONSIDERATION OF TWO HUNDRED SEVENTY-EIGHT THOUSAND THREE HUNDRED FIFTY-EIGHT AND 30/100 and 00/100 Dollars (\$278,358.30), and other good and valuable consideration in hand paid to **Birmingham LD, LLC, an Alabama limited liability company (“Grantor”)**, whose mailing address is 600 Brickell, Suite 1400, Miami, FL 33131, by **Lennar Homes of Alabama, LLC, an Alabama limited liability company (“Grantee”)**, whose mailing address is 3825 Lorna Road, Suite 214, Hoover, AL 35244, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real estate situated in Shelby County, Alabama, (the “Property”), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

The real estate described on Exhibit A attached hereto and made a part hereof.

Together with all and singular, the rights, members, privileges, tenements, hereditaments and appurtenances thereto belong, or anywise appertaining.

THE SUBJECT PROPERTY IS NOT PART OF THE HOMESTEAD OF THE GRANTOR OR GRANTOR’S SPOUSE.

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

TO HAVE AND TO HOLD the above-described property and improvements in its as is condition unto the said Grantee in fee simple forever; subject, however, to every matter exception and reservation contained herein.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. All mineral and mining rights heretofore reserved and not owned by Grantor.
3. Any and all rights of parties in possession of the Property.
4. Any and all easements, reservations, restrictions, rights-of-way of record.
5. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
6. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

This Statutory Warranty Deed is effective the 22nd day of April, 2025.

[Signature and Acknowledgment on the Following Page]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this 22nd day of April, 2025.

GRANTOR:

Birmingham LD, LLC, an Alabama limited liability company

BY: Elizabeth Esposito
Elizabeth Esposito
Authorized Signatory

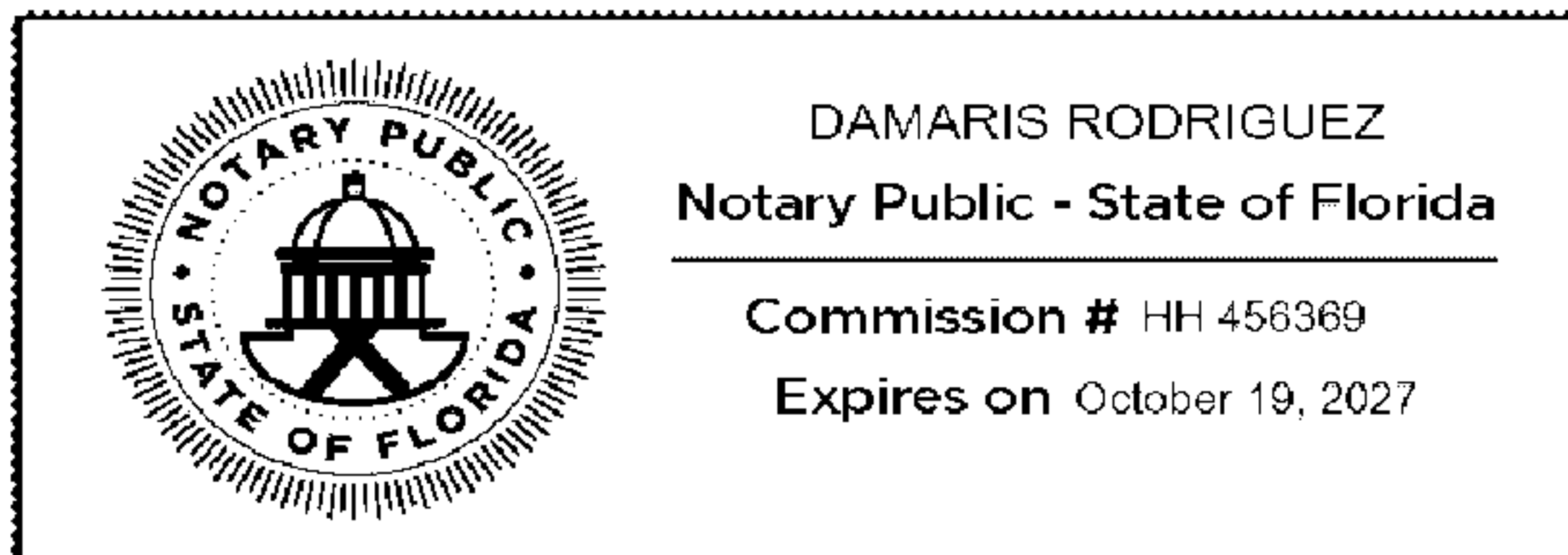
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of April, 2025 by Elizabeth Esposito, the Authorized Signatory of Birmingham LD, LLC, an Alabama limited liability company, on behalf of the limited liability company, who is personally known to be the persons therein, or produced DRIVER LICENSE as identification.

Given under my hand and official seal this 22nd day of April, 2025.



Damaris Rodriguez
Notary Public

My Commission Expires: 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

Legal Description of the Property

Lot 310, 311, 312, 320 and 321; in the Final Plat of Camden Park Phase IV - Sector One, as recorded March 15, 2024, in Plat Book 59, Page 75, 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: Birmingham LD, LLC
 Mailing Address: 600 Brickell, Suite 1400
 Miami, FL 33131

Grantee's Name: Lennar Homes of Alabama, LLC
 Mailing Address: 3825 Lorna Road, Suite 214
 Hoover, AL 35244

No 911 address

Property Address: [5 LOTS] - Camden Park - Phase 4 -
 Lots 310, 311, 312, 320 and 321
 Calera, AL 35040

Date of Sale: April 22, 2025

Total Purchase Price: \$278,358.30

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: 04/22/2025

Print: JD Landers

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Deed

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2025 02:39:45 PM
\$312.50 BRITTANI
20250430000128980

197010-000040-1
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Allen S. Beryl