

**This Instrument Prepared By
And Please Return To:
Butler Snow LLP
1819 Fifth Avenue North, Suite 1000
Birmingham, Alabama 35203
Attn: Danielle Roberts**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**Send Tax Notice to:
JLB Holdings 5, LLC
119 Maple Street, Suite 205
Carrollton, Georgia 30117**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 1st day of May, 2025, for and in consideration of the sum of **One Million Eight Hundred Sixty-Five Thousand and 00/100 Dollars (\$1,865,000.00)**, as can be verified by the closing statement, and other good and valuable consideration to

RIVERCHASE OFFICE ROAD, L.L.C.
an Alabama limited liability company,
having a mailing address of **1121 Riverchase Office Road, Birmingham, Alabama 35244**

(herein referred to as "Grantor"), in hand paid by

JLB HOLDINGS 5, LLC,
a Georgia limited liability company,
having a mailing address of **119 Maple Street, Suite 205, Carrollton, Georgia 30117**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "**Property**"; the Property having a property address of **2189 Parkway Lake Dr., Birmingham, Alabama 35244**), to-wit:

See Exhibit A.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to those items set forth on Exhibit B.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns, in fee simple forever against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "**Validation Form**"), the Grantor hereby attests that, to the best of

Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized representative effective as of the date first above written.

GRANTOR:

RIVERCHASE OFFICE ROAD, L.L.C.,
an Alabama limited liability company

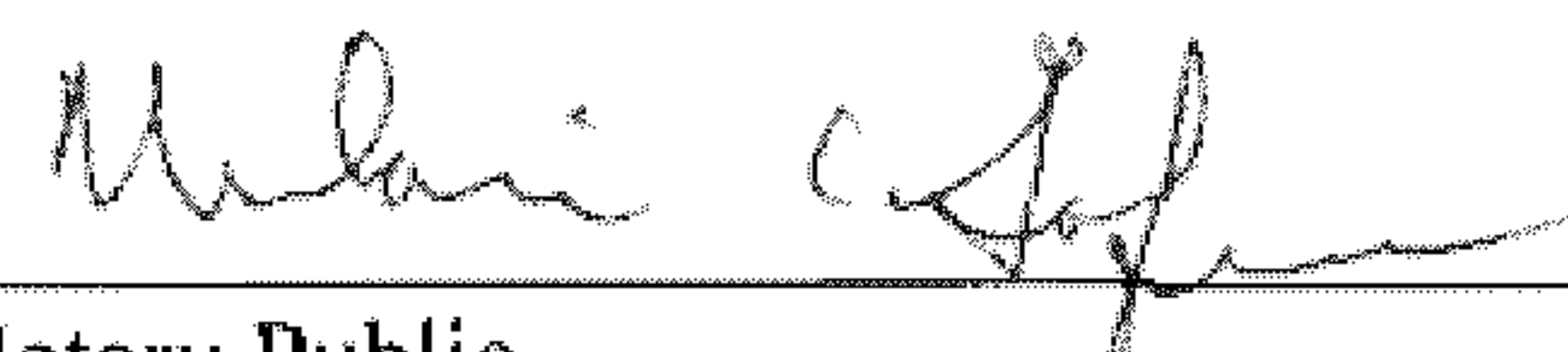
By: 
Name: Donald W. Murphy, Jr.
Title: Manager

STATE OF Alabama)
COUNTY OF Tuscaloosa)

I, the undersigned Notary Public in and for said county in said state, hereby certify that Donald W. Murphy, Jr., whose name as Manager of Riverchase Office Road, L.L.C., an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of Mar, 2025.

{ SEAL }


Notary Public

My Commission Expires: _____

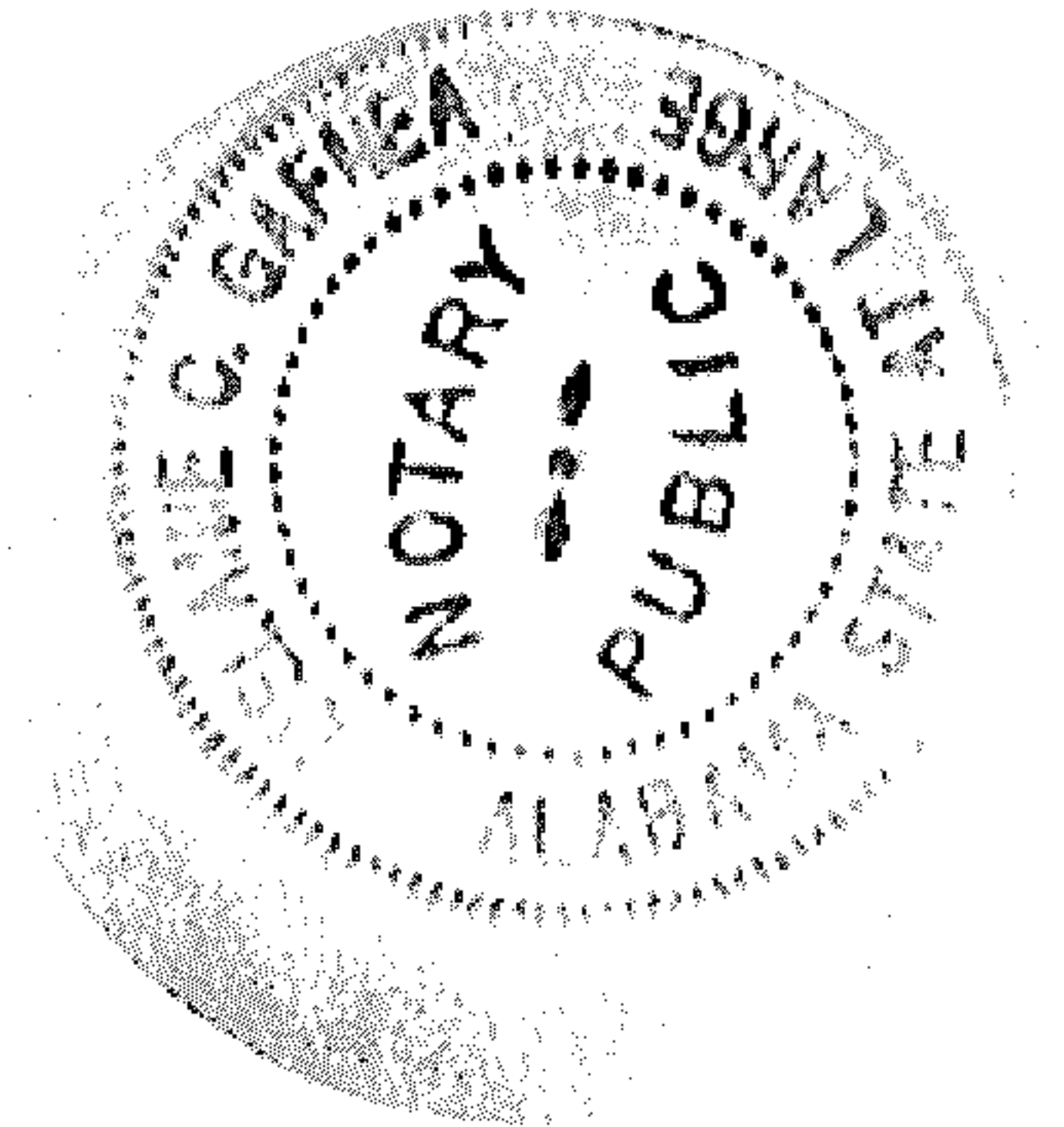


Exhibit A
Legal Description

A parcel of land in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 West, more particularly described as follows:

From the Southeast corner of said Section run West along the South line thereof for a distance of 3471.23 feet, thence turn an angle to the right of 90 degrees and run North for a distance of 364.58 feet; thence turn an angle to the right of 77 degrees 37 minutes 20 seconds and run in a Northeasterly direction for a distance of 140.00 feet; thence turn an angle to the right of 82 degrees 06 minutes 14 seconds and run in a Southeasterly direction for a distance of 333.55 feet to the Northerly right of way line of Parkway Lake Drive; thence turn an angle to the right of 104 degrees 09 minutes 26 seconds and run in a Westerly direction along said right of way line for a distance of 140.00 feet; thence turn an angle to the right of 75 degrees 19 minutes and run in a Northwesterly direction of 318.56 feet to the point of beginning of the property herein described.

Exhibit B
Permitted Exceptions

1. All taxes and assessments for the year 2025, and subsequent years, which are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 127, Page 140.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 119, Page 560; Volume 225, Page 996; Volume 225, Page 998; Volume 252, Page 184; Volume 252, Page 182, and Volume 279, Page 940.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, Page 633.
4. Right of Way to Shelby County as recorded in Book 158, Page 317.
5. Release of damages as recorded in Book 158, Page 317.
7. Restrictions appearing of record in Book 158, Page 316. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. That certain Land Use Agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama as recorded in Misc. Book 19, Page 690.
9. Easement as recorded in Book 322, Page 276.
10. Rights of interested parties under outstanding unrecorded leases.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/02/2025 11:43:19 AM
 \$1899.00 PAYGE
 20250502000131510

Allen S. Bayl