

PREPARED BY:

Tina A. Smith, Esq.
Buchalter
15279 N Scottsdale Road, Suite 400
Scottsdale, AZ 85254-2659

WHEN RECORDED MAIL TO:

First American Title Insurance Company
National Commercial Services
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016
Attention: Kristin Brown

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, MDC Coast 20, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to Little Tomato, LLC, an Alabama limited liability company ("**Grantee**"), the real property located in the City of Pelham, County of Shelby, Alabama, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to (i) all improvements located on the Property; (ii) all easements, if any, benefiting the Property; and (iii) all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO all unpaid, non-delinquent real property taxes, general and special taxes, bonds, and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property as conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through or under Grantor, but no other.

BY ACCEPTANCE OF THIS DEED, GRANTEE EXPRESSLY ACKNOWLEDGES, ACCEPTS, AND AGREES THAT EXCEPT FOR ANY WARRANTIES OF TITLE AS PROVIDED AND LIMITED IN THIS DEED, (A) GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY; (B) TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND (C) GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL

Special Warranty Deed
RI#7297, Pelham, AL

1254200

REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY RELATING TO (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES, USES OR PURPOSES WHICH GRANTEE OR ANYONE ELSE MAY INTEND TO CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND (iv) THE COMPLIANCE OF THE PROPERTY WITH ANY APPLICABLE LAWS AND REGULATIONS.

(Remainder of page left intentionally blank; signature page follows)

Dated this 9th day of June, 2025.

GRANTOR:

MDC COAST 20, LLC,
a Delaware limited liability company

By: [Signature]
Name: Karolina Ericsson
Title: SVP, Associate General Counsel

Approved as to Form
Buchalter Law Firm
TAS
Tina A. Smith

ACKNOWLEDGMENT

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 CALIFORNIA

COUNTY OF SAN DIEGO

On June 5, 2025 before me, Patricia Rusheen, Notary Public, personally appeared Karolina Ericsson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia Rusheen
Signature of Notary Public (Notary Seal)



Exhibit A

(Legal Description)

Real property in the City of Pelham, County of Shelby, State of Alabama, described as follows:

PARCEL 1 (FEE SIMPLE)

LOT 3 ACCORDING TO THE FINAL PLAT OF CIRCLE 1 BUSINESS COMPLEX PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL 2 (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE RIGHTS AND EASEMENTS, THAT CONSTITUTE AN INTEREST IN REAL ESTATE, GRANTED UNDER THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR CIRCLE I BUSINESS COMPLEX DATED APRIL 13, 2007 AND RECORDED AS INSTRUMENT # 20070415000174630, AS AMENDED BY FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF CIRCLE I BUSINESS COMPLEX, DATED JULY 17, 2007 AND RECORDED ON JULY 19, 2007 AS INSTRUMENT # 20070719000338340; AND SECOND AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF CIRCLE I BUSINESS COMPLEX, DATED MAY 13, 2009 AND RECORDED ON MAY 15, 2009 AS INSTRUMENT # 20090515000183390.

APN: 14-3-06-3-001-004.006

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MDC Coast 20, LLC
 Mailing Address 11995 El Camino Real
San Diego, CA 92130

Grantee's Name Little Tomato, LLC
 Mailing Address 1551 Montgomery Hwy
Vestavia Hills, AL 35216

Property Address 2581 Pelham Parkway
Pelham, AL 35124

Date of Sale 06/09/2025
 Total Purchase Price \$ 620,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 6/9/25 Approved as to Form
Durable Law Firm
TAS
The A. Smith

 Unattested _____
 (verified by) _____
 MDC Coast 20, LLC, a Delaware limited liability company
 Print Karolina Ericsson, SVP, Associate General Counsel
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/11/2025 11:42:58 AM
 \$654.00 JOANN
 20250611000179630

Allie S. Boyd