

Prepared By:
Grayson Gause
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1901 Sixth Avenue North, Suite 2600
Birmingham, AL 35203

Return To:
Fidelity National Title Insurance Company
One East Washington Street, Suite 450
Phoenix, AZ 85004
File No. AZ251120

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered to be effective this 7th day of JULY, 2025, by **CGP ALABASTER (MONTEVALLO RD) 7B, LLC**, a Delaware limited liability company (hereinafter referred to as the “Grantor”), to **ANMAR PROPERTIES LLC**, a California limited liability company (hereinafter referred to as the “Grantee”).

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”);

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject to (i) matters of record, (ii) matters that would be disclosed by a current, accurate survey of the Property, (iii) rights of tenants, and (iv) property taxes and assessments not yet due and payable (herein called the “Permitted Encumbrances”).

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Subject to the Permitted Encumbrances, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:
CGP Alabaster (Montevallo Rd) 7B, LLC
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Grantee's Name and Mailing Address:
Anmar Properties LLC
523 S. Brand Blvd., #101
San Fernando, CA 91340

Property Address: 9207 Highway 119, Alabaster, AL 35007

Date of Sale: Date first set forth above

Purchase Price: \$1,803,278.69

The Purchase Price can be verified by the closing statement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument to be effective as of the date first set forth above.

GRANTOR:

CGP ALABASTER (MONTEVALLO RD) 7B, LLC,
a Delaware limited liability company

By: Chad J. Post
Name: Chad J. Post
Title: Authorized Agent

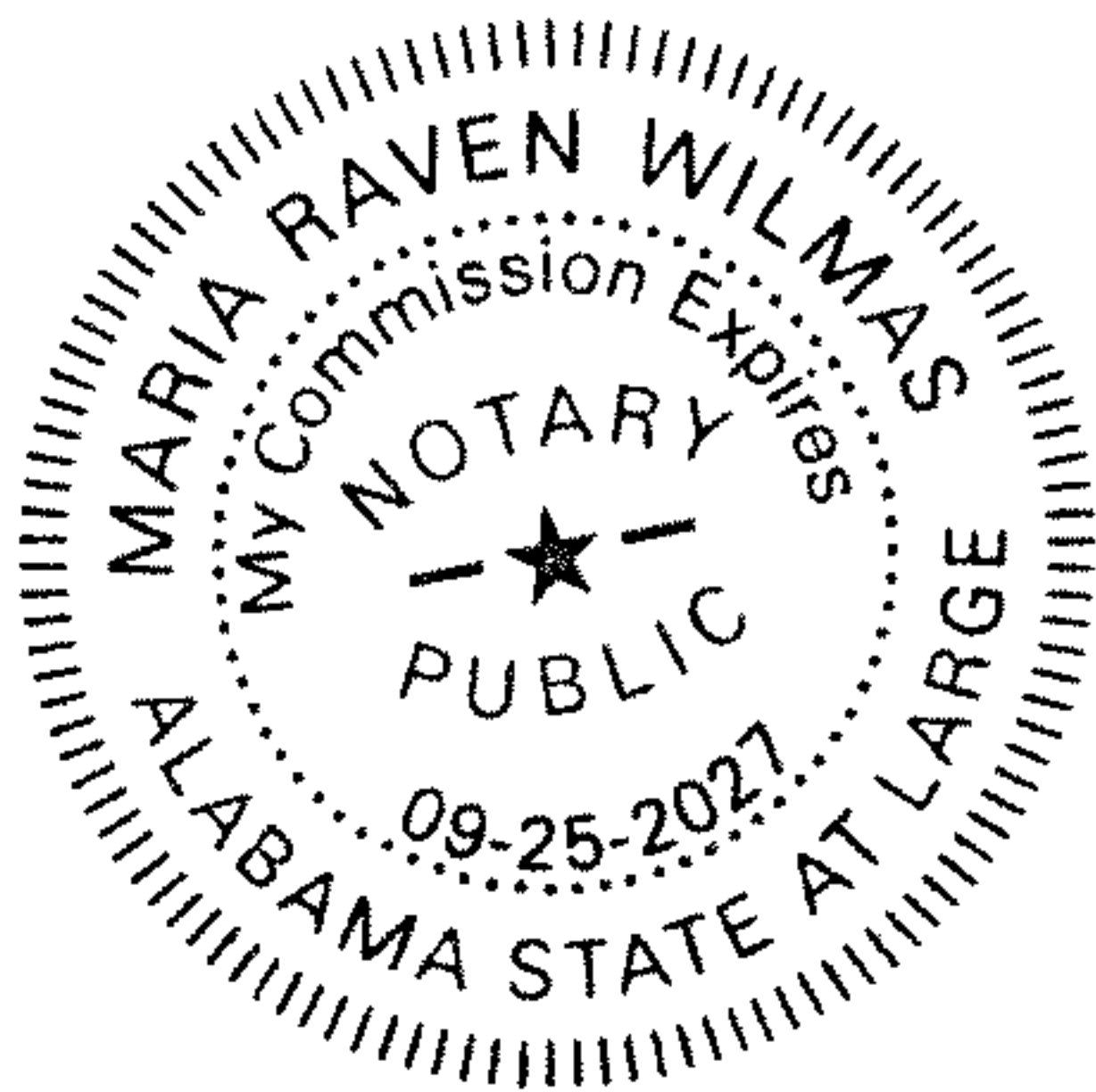
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad J. Post, whose name as Authorized Agent of CGP ALABASTER (MONTEVALLO RD) 7B, LLC, a Delaware limited liability company, 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 or she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 25 day of June, 2025.

[SEAL]



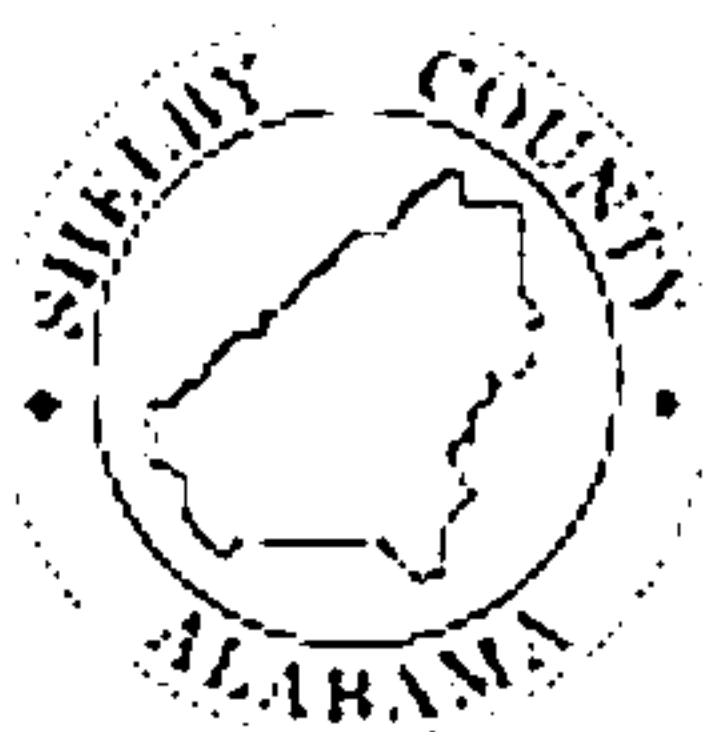
Maria Raven Wilmas
Notary Public

My Commission Expires: 9/25/2027

EXHIBIT A

The Property

Lot 1, according to the Map of Tacala Alabaster Subdivision, a Resurvey of Lot 2 of Alex Commercial Complex and unplatted land, as recorded in Map Book 59, Page 64, 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
07/11/2025 11:16:11 AM
\$1834.50 JOANN
20250711000210140

Allen S. Bayl