

This deed is filed simultaneously with a purchase money mortgage in the amount of \$1,500,000.00.

Prepared by, and please return when executed to:

R. Rhett Owens
Bodewell, LLP
1286 Oak Grove Road, Suite 200
Birmingham, AL 35209

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS INDENTURE is made this 8th day of August, 2025, between AH Alabaster, LLC, an Alabama limited liability company ("Grantor"), and DDP Alabaster, LLC, an Alabama limited liability company ("Grantee") (the terms "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 0/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, unto Grantee, its successors and assigns:

All of that certain tract or parcel of land being more particularly described on Exhibit "A" attached hereto and incorporated herein (which said tract or parcel of land shall sometimes hereinafter be referred to as the "Property").

This instrument is expressly made subject to the matters set forth in Exhibit "B," attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, its successors and assigns, forever **IN FEE SIMPLE**.

THAT GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above and/or herein; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to said GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming title to or an interest in said premises by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

AH ALABASTER, LLC,
an Alabama limited liability company


By: Jordan Huffstetler
Its: Authorized Member

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan Huffstetler, whose name as Authorized Member of AH Alabaster, LLC, an Alabama 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, as Authorized Member of AH Alabaster, LLC, an Alabama limited liability company, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 8th day of August, 2025.

[SEAL]



NOTARY PUBLIC
My Commission Expires: July 3, 2028

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 8A, according to the Amended Map of a Resurvey of Lots 7, 8, 9, 10, 11, 36, 37, 38, 39 & 40, Block 3, Nickerson-Scott Survey and Vacated Alley, as recorded in Map Book 61, page 60, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. The Property conveyed via this Statutory Warranty Deed is conveyed **“AS IS, WHERE IS, WITH ALL FAULTS.”**
2. All taxes for the year 2025 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
4. 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.
5. Such state of facts as shown on record subdivision plat recorded in Map Book 61, page 60, Shelby County Records.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 102, page 195, Deed Book 170, page 267 and Deed Book 170, page 279, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, Alabama, recorded in Deed Book 167, page 232, in the Probate Office of Shelby County, Alabama.
8. Less and except any portion of subject property condemned in Condemnation as recorded in Final record 16, page 65.
9. 30 foot building line on West, as shown by recorded map.
11. 25 foot Cross Access and Utility and Drainage easement on the North, as shown by recorded map.
12. 20 foot Sanitary Sewer easement crossing the Northwest corner of the lot, as shown by recorded map.
13. 10 foot building line on East, as shown by recorded map.
14. Restrictions as shown by recorded map.
15. 12 foot Sanitary Sewer Easement along the South lot line, as shown by recorded map.
16. 35 foot Utility and Drainage Easement transversing the Easterly half of the lot, as shown by recorded map.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2025 09:04:51 AM
 \$35.00 JOANN
 20250811000243260

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name AH Alabaster, LLC
 Mailing Address 4898 Valleydale Road, Suite B1
Birmingham, Alabama 35242

Grantee's Name DDP Alabaster, LLC
 Mailing Address 4037 US 231, Suite A
Wetumpka, Alabama 36093

Property Address 566 1st Street North
Alabaster, Alabama 35007

Date of Sale August 8, 2025

Total Purchase Price \$ 625,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 8/8/2025

Print Jordan H. HESTER

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one