

Prepared by and after recording return to:
Continuum Legal Group, LLP
5605 Glenridge Drive, Suite 600
Atlanta, Georgia 30342
Attn: Lauren Jameson

Send Tax Notice To:
Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), by **CHICK-FIL-A, INC.**, a Georgia corporation ("Grantee"), the receipt of which is acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, that certain tract or lot of land lying in Shelby County, Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), subject, however, to the permitted exceptions described on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of the 17th day of September, 2025.

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

By: **DUNN REAL ESTATE LLC,**
an Alabama limited liability company
Its Sole Member

By: 

Name: Evans J. Dunn
Title: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public, in said county and in said state, hereby certify that Evans J. Dunn, whose name President of Dunn Real Estate LLC, an Alabama limited liability company, as sole member of Calera Commons, LLC, 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 the foregoing conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability companies.

Given under my hand and seal this the 10th day of September, 2025.

Caroline Welden

Notary Public

My Commission Expires: 1/17/29

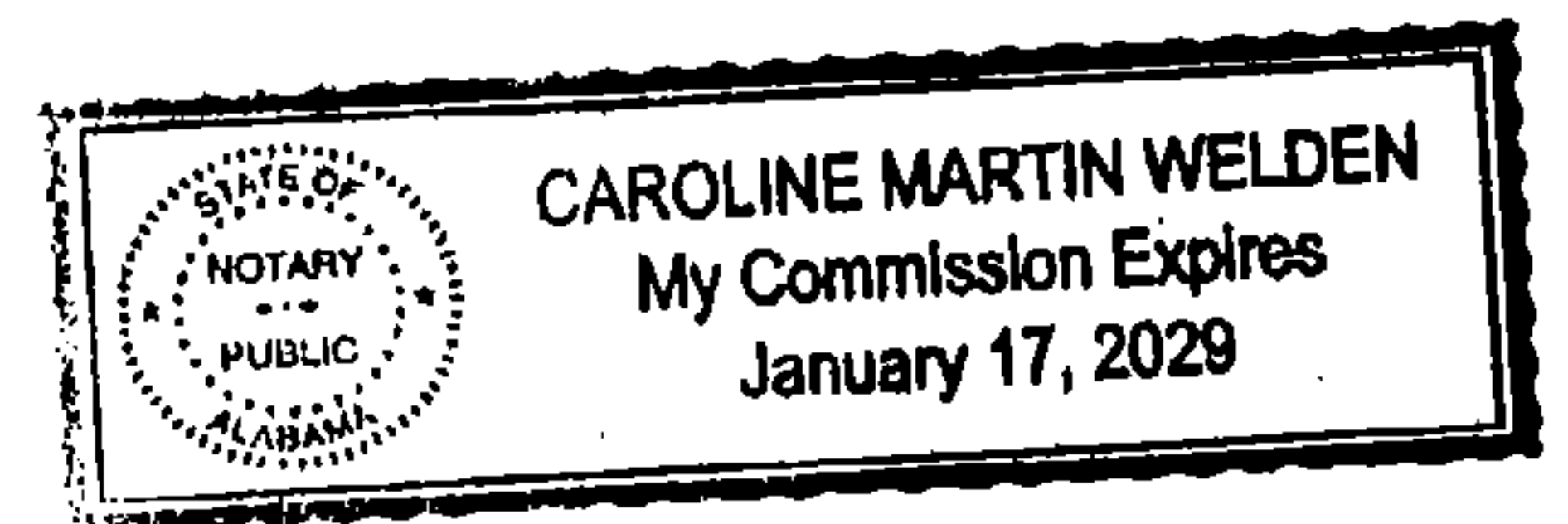


EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

Portion of Lot 6A, Resurvey Lot 2 & Lot 6 of a Resurvey of Lot 2, Limestone Market Subdivision, according to the Resurvey Lot 6A of a Resurvey of Lot 2 Limestone Marketplace Subdivision, recorded in Map Book 62, Page 20 in the Office of the Judge of Project of Shelby County, Alabama.

Also described in that certain Survey prepared by Michael S. Perdue, PLS #25289 of MSP & Associates dated April 10, 2025 MSP Job # 241949 as follows:

All that tract or parcel of land lying and being in Section 4, Township 22, South, Range 2 West, in Calera, Shelby County, State of Alabama and being more particularly described as follows:

Commencing from the intersection of the southern right-of-way of Limestone Pkwy. (Variable R/W) and the eastern right-of-way of Shelby County Road 304 (60' R/W); thence with said right-of-way of Limestone Pkwy. S 86°36'40" E a distance of 245.05' to a 1/2" rebar w/cap found, said pin being The True Point of Beginning; thence S 86°36'40" E a distance of 59.73' to a point; thence leaving said right-of-way S 02°31'59" W a distance of 150.27' to a 1/2" rebar w/cap found; thence S 87°28'18" E a distance of 18.32' to a point; thence S 02°31'59" W a distance of 127.94' to a point; thence N 86°38'05" W a distance of 323.43' to a point along the eastern right-of-way of Shelby County Road 304 (60' R/W); thence along said right-of-way N 02°36'01" E a distance of 83.04' to a 1/2" rebar w/cap found; thence leaving said right-of-way S 86°37'51" E a distance of 245.07' to a 1/2" rebar w/cap found; thence N 02°35'39" E a distance of 194.94' to a 1/2" rebar w/cap found, said pin being The True Point of Beginning.

Said Parcel having an area of 39331.07 square feet, 0.903 acres.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.
2. Right-Of-Way in that certain Warranty Deed between G. D. Baldwin and Minnie Baldwin (Grantor) and Shelby County, Alabama (Grantee) dated August 26, 1912, and recorded September 7, 1912, in Deed Book 49, Page 274, in the Office of the Judge of Probate, Shelby County, Alabama.
3. Each and every easement, right-of-way, minimum building line, regulation and/or restrictions noted on that certain Plat of Limestone Marketplace Subdivision recorded August 8, 2007, in Map Book 38, Page 150 in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
4. Each and every easement, right-of-way, minimum building line, regulation and/or restrictions noted on that certain Plat of A Resurvey of Lot 2, Limestone Marketplace Subdivision recorded October 16, 2007, in Map Book 39, Page 50, Instrument No. 20071016000480830, in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
5. Each and every easement, right-of-way, minimum building line, regulation and/or restrictions noted on that certain Plat of A Resurvey of Lot 2 and Lot 6 of a Resurvey of Lot 2, Limestone Marketplace Subdivision recorded August 5, 2009, in Map Book 41, Page 57, Instrument No. 20071016000480830, in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
6. Easement between Calera Commons, LLC, a corporation (Grantor) and BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a/ AT&T Alabama (Grantee) dated September 5, 2007, and recorded October 24, 2007, in Instrument No. 20071024000491960, in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
7. Easement between Calera Commons, LLC (Grantor) and BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a/ AT&T Alabama (Grantee) dated November 1, 2007, and recorded December 18, 2007, in Instrument No. 20071218000568240 in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
8. Terms and conditions of Limestone Marketplace Declaration of Protective Covenants by Calera Commons, LLC, an Alabama limited liability company (Developer) dated January 15, 2008, and recorded January 15, 2008, in Instrument No. 2008011500002024, as amended by that certain Amendment to Limestone Marketplace Declaration of Protective Covenants by Calera Commons, LLC, an Alabama limited liability company (Developer) dated September 15, 2022, and recorded September 22, 2022, in Instrument No. 20220922000366190, as further amended by Second Amendment to Declaration of Protective Covenants of Limestone Marketplace by Calera Commons, LLC, an Alabama limited liability company (Developer) dated of even date herewith and recorded contemporaneously herewith, all in the Office of the Judge of Probate, Shelby County, Alabama.
9. Easement – Distribution Facilities between Calera Commons, LLC (Grantor) and Alabama Power Company, a corporation (Grantee) dated February 13, 2008, and recorded

- February 12, 2009, in Instrument No. 20090212000048780 in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
10. Easement – Distribution Facilities between Calera Commons, LLC (Grantor) and Alabama Power Company, a corporation (Grantee) dated June 24, 2011, and recorded July 21, 2011, in Instrument No. 20110721000211570 in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
 11. Easement – Distribution Facilities between Calera Commons, LLC (Grantor) and Alabama Power Company, a corporation (Grantee) dated July 25, 2017, and recorded January 4, 2019, in Instrument No. 20190104000003850 in the Office of the Judge of Probate, Shelby County, Alabama, as approximately shown on Survey.
 12. Matters shown on and evidenced by that certain plat recorded in Map Book 62, Page 20 in the Office of the Judge of Probate, 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	<u>Calera Commons LLC</u>	Grantee's Name	<u>Chick-fil-A, Inc.</u>
Mailing Address	<u>3900 Messer Airport Highway</u>	Mailing Address	<u>5200 Buffington Road</u>
	<u>Birmingham, AL 35222</u>		<u>Atlanta, Georgia 30349</u>
Property Address	<u>0.90 acres on County Road 304</u>	Date of Sale	<u>09/17/2025</u>
	<u>being a portion of tax parcel ID #</u>	Total Purchase Price	<u>\$ 373,084.00</u>
	<u>282040002002.000</u>	or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 9/17/25

Print EVANS J. DUNN

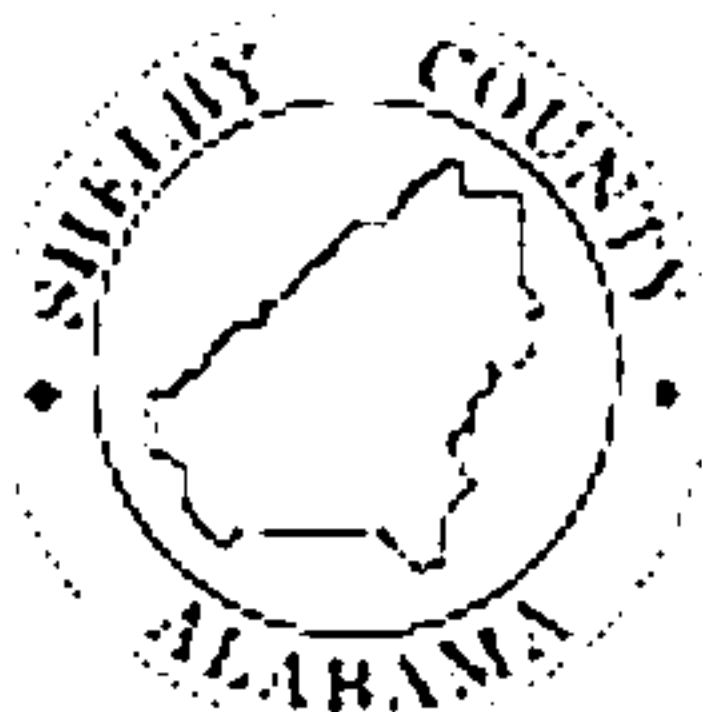
☒ Unattested

Sign Evans J. Dunn

(verified by)

(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
09/18/2025 02:32:42 PM
\$410.50 CHARITY
20250918000287340

Allen S. Bayl