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STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 22nd day of Sept., 2025, for and in CONSIDERATION OF **Eighty Thousand and 00/100 Dollars (\$80,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **CRIM LANDS, LTD., AN ALABAMA LIMITED PARTNERSHIP** whose mailing address is 1108 CROWN DRIVE, BIRMINGHAM, AL 35235 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **VB BTS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 22 W ATLANTIC AVENUE, SUITE 310, DELRAY BEACH, FL 33444 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior instrument reference: Document No. 1992-16393 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

Property Address: 804-1112 HIGHWAY 87, CALERA, AL 35040
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 22nd day of September, 20 25.

CRIM LANDS, LTD., AN ALABAMA LIMITED PARTNERSHIP

By: Patricia Crim Dietlein

Name: Patricia Crim Dietlein

Title: General Partner & Business Mgr.

STATE OF Alabama
COUNTY OF Jefferson } SS.

I, Donteria Barnett Richardson, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Patricia Crim Dietlein, whose name as Patricia C. Dietlein GP/BM (title) of **CRIM LANDS, LTD., AN ALABAMA LIMITED PARTNERSHIP**, a corporation/ limited liability company/national association/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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **CRIM LANDS, LTD., AN ALABAMA LIMITED PARTNERSHIP** on the same day bears date.

Given under my hand (and official seal of office) this 22nd day of September, 20 25.

Donteria Barnett Richardson
Notary Public
My commission expires: 02-17-2026

Recordation Requested By/Return to:
TOWER TITLE AND CLOSING
225 NEWMAN AVE.
EAST PROVIDENCE, RI 02916
File No. VTB-151699-C

Send Tax Notices to:
VB BTS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY
22 W ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

This Instrument Prepared By:
LYNN BYRD AL Bar No. ASB-6789-D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461



EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

All that being shown as Lot 1B-2, containing 10,000 square feet or 0.23 acres more or less on a survey entitled, "Subdivision of Lot 1B-1 & 1B-2 of Crim Farms, completed by David Dewayne McKinney, Alabama License No. 30350-2, dated July 7, 2025 and recorded July 16, 2025 in Map Book 61 Page 85 as Instrument No. 20250716000215600 in Shelby County, Alabama.

Together with an Ingress/Egress and Utility Easement as shown on survey entitled "Subdivision of Lot 1B-1 & 1B-2 of Crim Farms, completed by David Dewayne McKinney, Alabama License No. 30350-2, dated July 7, 2025 and recorded July 16, 2025 in Map Book 61 Page 85 as Instrument No. 20250716000215600 in Shelby County, Alabama

Being a portion of Parcel ID: 22 9 29 0 000 009.003

Real Estate Sales Validation Form

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

Grantor's Name Crim Lands, Ltd
 Mailing Address 1108 CROWN DRIVE
BIRMINGHAM, AL 35235

Grantee's Name VB BTS III, LLC
 Mailing Address 22 W ATLANTIC AVENUE, SUITE 310,
DELRAY BEACH, FL 33444

Property Address 804-1112 Highway 87
Calera, AL 35040

Date of Sale 9/22/25
 Total Purchase Price \$ 80,000.00
 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 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 9/25/25

Print Chris Forte - Tower Title

Unattested _____
 (verified by)

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
 09/25/2025 10:45:56 AM
 \$111.00 KELSEY
 20250925000294160

Allie S. Bayl