

A Purchase Money Mortgage in the amount of \$6,060,000 is being recorded simultaneously herewith.

This instrument prepared by:	Send Tax Notices To:
Hayes Arendall Compton Jones Dresher 2170 Highland Avenue S., Suite 250 Birmingham, AL 35205	Alabama Wylie Partners, LLC Helena Pelham Storage Partners, LLC 7300 N. Cicero Avenue, Suite 201 Lincolnwood, Illinois 60712

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the ____ day of September 2025, by **CLAYTON-BAILEY PROPERTIES, L.L.C.**, an Alabama limited liability company (“**Grantor**”), to **ALABAMA WYLIE PARTNERS, LLC**, an Illinois limited liability company (as to an undivided 32.76% interest), and **HELENA PELHAM STORAGE PARTNERS, LLC**, an Illinois limited liability company (as to an undivided 67.24% interest) (collectively, “**Grantee**”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 (\$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, the following described property (the “Property”):

See Exhibit “A” attached hereto and made a part hereof.

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 subject to those matters set forth on Exhibit “B” attached hereto.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of the Code of Alabama§ 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Clayton-Bailey Properties, LLC
2109 Natalie Lane
Birmingham, Alabama 35242

Grantee's Name and Mailing Address:

Alabama Wylie Partners, LLC
Helena Pelham Storage Partners, LLC
Attn: Nik Turik
7300 N. Cicero Avenue, Suite 201
Lincolnwood, Illinois 60712

Property Addresses:

5324 Hwy 17 South, Helena, AL 35080;
5358A Hwy 17 South, Helena, AL 35080;
5358B Hwy 17 South, Helena, AL 35080; and
111 Hilltop Business Dr., Pelham, AL 35124.

Parcel IDs:

10-9-31-3-001-011.000
13-8-28-1-001-011.000

Total Sales Price for Property:

\$8,800,000.00

The Sales Price of the Property can be verified by the closing statement.

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective as of the 15th day of September, 2025.

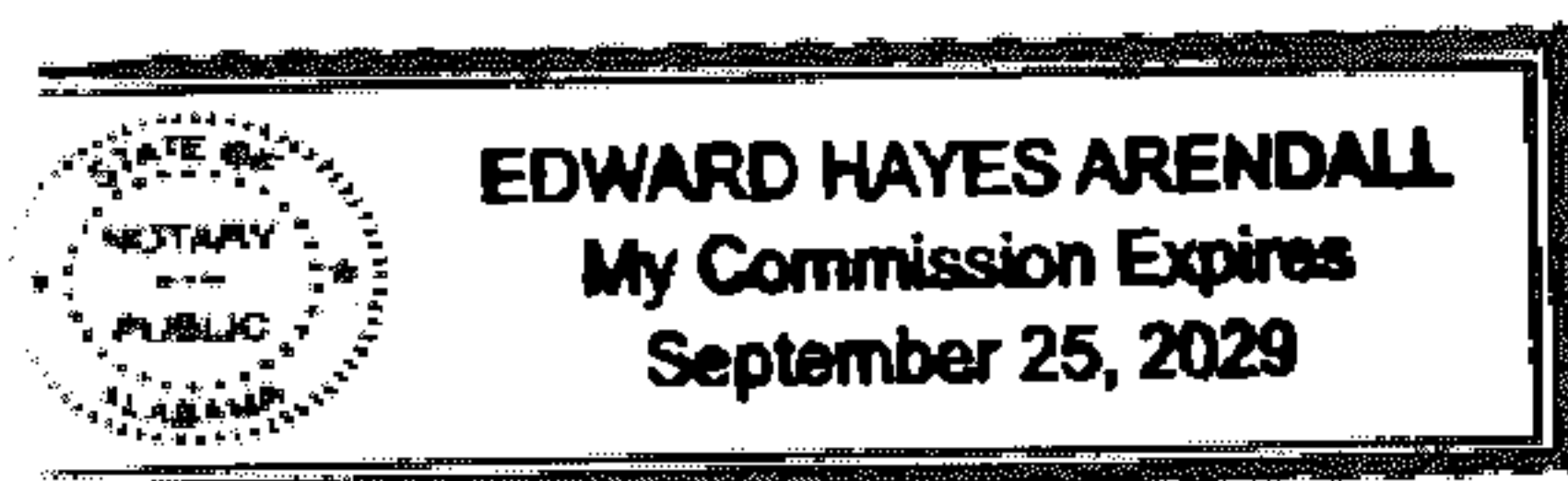
CLAYTON-BAILEY PROPERTIES, L.L.C.,
an Alabama limited liability company

By: Warren Bailey
Printed: Warren Bailey
Title: Authorized Member

STATE OF ALABAMA)
) SS:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Warren Bailey, personally known to me to be the Authorized Member of Clayton-Bailey Properties, L.L.C., an Alabama limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act, and as the free and voluntary action of said limited liability company.

WITNESS my hand and Notarial Seal this 15th day of September, 2025.



[NOTARIAL SEAL]

E. H. Arendall
Notary Public

My commission expires September 25, 2029

EXHIBIT A**LEGAL DESCRIPTION****Parcel 1:**

All that part of the North Half of the South Half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West that lies West of the right-of-way of U.S. Highway No. 31 and South of Hilltop Business Center Drive.

Less and Except:

A parcel of land situated in the South half of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed South 00 degrees 19 minutes 52 seconds West along the West line of said quarter-quarter 987.74 feet to a point; thence South 87 degrees 14 minutes 08 seconds East 40.00 feet to the point of beginning, also being an iron pin set; thence North 33 degrees 37 minutes 27 seconds East, 142.21 feet to an iron pin set and the intersection of a point on a curve to the left, said curve having a delta angle of 85 degrees 12 minutes 38 seconds a radius of 40.00 feet and a chord bearing of North 81 degrees 01 minutes 08 seconds East; thence along the arc of said curve, 59.49 feet to an iron pin set and a point on a curve to the right, said curve having a delta angle of 53 degrees 43 minutes 20 seconds a radius of 20.00 feet and a chord bearing of North 65 degrees 16 minutes 33 seconds East; thence along the arc of said curve, 18.75 feet to an iron pin set; thence South 87 degrees 51 minutes 42 seconds East, 30.32 feet to an iron pin set; thence South 00 degrees 19 minutes 52 seconds West, 139.78 feet to an iron pin set; thence North 87 degrees 55 minutes 08 seconds West, 178.27 feet the point of beginning.

And Also Less and Except:

A parcel of land situated in the South half of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed South 0 degrees, 19 minutes, 52 seconds, West along West line of said quarter-quarter, 772.74 feet to the point of beginning, also being an iron pin set; thence South 65 degrees, 07 minutes, 47 seconds East, 113.90 feet to an iron pin set and the intersection of a point on a curve to the left, said curve having a Delta angle of 81 degrees, 14 minutes, 46 seconds, a Radius of 40.00 feet and a Chord bearing of South 15 degrees, 45 minutes, 10 seconds East; thence along the arc of said curve 56.72 feet to an iron pin set; thence South 33 degrees 37 minutes, 27 seconds West, 142.21 feet to an iron pin set; thence North 87 degrees, 55 minutes 08 seconds West, 40.00 feet to an iron pin set; thence North 00 degrees, 19 minutes 52 seconds East, 215.00 feet to the point of beginning.

Parcel 2:

Lot 1, according to the Survey of Clayton Bailey Properties Addition to Helena, as recorded in Map Book 58, Page 77, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

PERMITTED EXCEPTIONS

Both Parcels:

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. 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 Land.
3. Rights or claims of parties in possession under unrecorded leases.

Parcel 1:

4. Declaration of Protective Covenants by Clayton-Bailey Properties, an Alabama general partnership for Cahaba Business Center recorded January 21, 1988, appearing of record in Real Volume 168, Page 263, as affected by Amendment No. 1 to Cahaba Business Center Declaration of Protective Covenants, recorded January 3, 1989 in Real Volume 220, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company dated January 28, 1949, recorded March 9, 1949, in Deed Book 138, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement to Alabama Power Company as shown by instrument recorded in Real Volume 99, Page 474, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Mineral and mining reservations as to that certain Warranty Deed recorded in Deed Book 61, Page 9 and Deed Book 80, Page 325, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Telephone Lines - Right of Way as described in that certain Warranty Deed dated November 20, 1914, recorded in Deed Book 56, Page 296, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Utility Easement as shown on Map Book 20, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Easement granted to BellSouth Telecommunications, Inc, as recorded in Instrument 200606300000315720, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Right of Way Easement granted to South Central Bell Telephone Company as recorded in Real Volume 93, Page 246, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument 1992-26839, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2:

13. Mineral and mining reservations as to that certain Deed recorded in Deed Book 43, Page 315, in the Office of the Judge of Probate of Shelby County, Alabama.

14. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 130, Page 164; Deed Book 216, Page 608; Deed Book 232, Page 348; Deed Book 241, Page 347; Deed Book 241, Page 349; Deed Book 232, Page 381; Deed Book 241, Page 392; Deed Book 248, Page 378 and Instrument 20181213000435150, in the Office of the Judge of Probate of Shelby County, Alabama.
15. 20-foot easement as described in that certain General Warranty Deed recorded as Instrument 1999-41438, in the Office of the Judge of Probate of Shelby County, Alabama.
16. Easement(s) to Plantation Pipe Line Company recorded in Deed Book 179, Page 277; Deed Book 257, Page 267 and Deed Book 112, Page 252, in the Office of the Judge of Probate of Shelby County, Alabama.
17. Rights of Ways to Shelby County as recorded in Deed Book 154, Page 390; Deed Book 154, Page 513; Deed Book 156, Page 53 and Deed Book 154, Page 518, in the Office of the Judge of Probate of Shelby County, Alabama.
18. Easements recorded in Deed Book 298, Page 684; Deed Book 298, Page 683 and Deed Book 269, Page 889, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 02:19:55 PM
\$2777.00 JOANN
20250929000297700

Allen S. Bayl