

WARRANTY DEED

This instrument prepared by:

Ajlana Beddoe
DLA Piper LLP (US)
1251 Avenue of the Americas
New York, NY 10020

Send Tax Notices To:

Chikagan Holdings LLC
771 Cahaba River Estates
Hoover, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of **One Million Three Hundred Fifty-Seven Thousand Five Hundred Twenty and 85/100 DOLLARS (\$1,357,520.85)** and other good and valuable consideration to the undersigned Grantor, **GOLDENPOINT SOLUTIONS, LLC, an Alabama limited liability company** (hereinafter, the “**GRANTOR**”), in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **CHIKAGAN HOLDINGS LLC, an Alabama limited liability company** (hereinafter, the “**GRANTEE**”), the following described real estate situated in Shelby County, Alabama, to-wit:

See legal description on Exhibit A attached hereto (the “**Property**”).

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

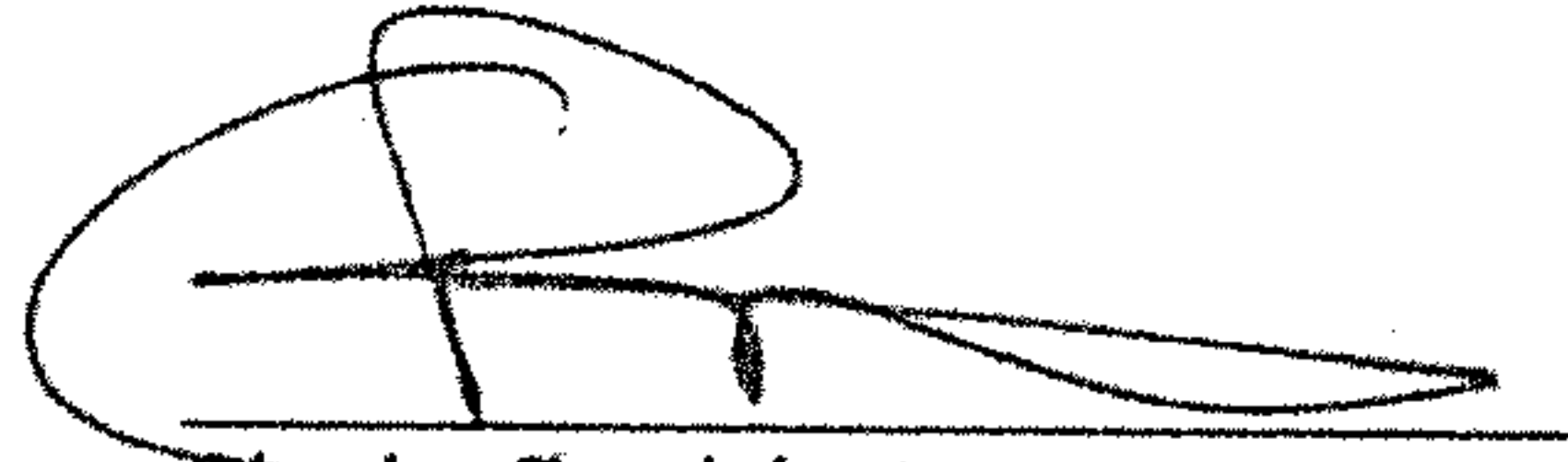
This instrument is executed as required by the Amended and Restated Limited Liability Company Operating Agreement of Grantor and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenants with said Grantee, its successors and assigns, that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

[Signature on following page.]

IN WITNESS WHEREOF, the Grantor, by Charles Raedale Agan, a member, who is authorized to execute this conveyance, has hereunto set its signature and seal this 1 day of October, 2025.

GOLDENPOINT SOLUTIONS, LLC

By: 
Charles Raedale Agan
Member

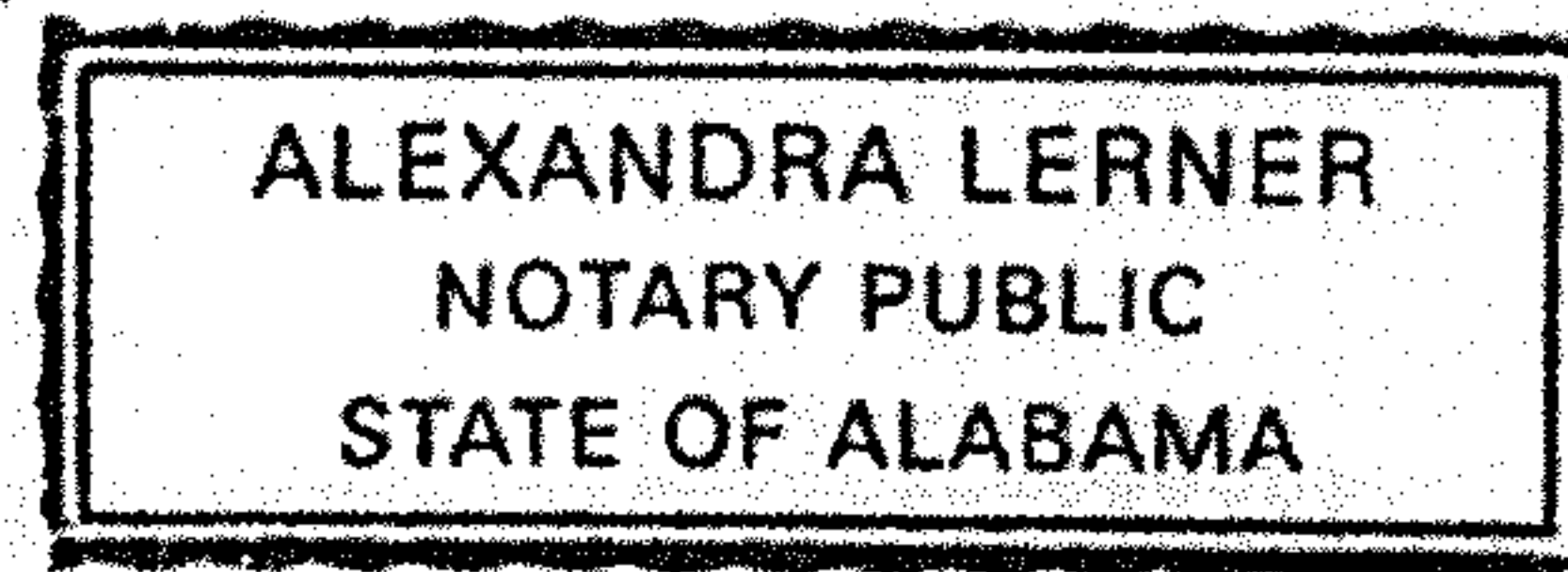
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Alexandra Lerner whose name is signed to this foregoing conveyance, and who is known to me or proved to me on the basis of satisfactory evidence, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of October, 2025.

(Seal)



Notary Public

Name: Alexandra Lerner

My commission expires: 3-25-29

Exhibit A

Property Address: 153 Cahaba Valley Parkway, Pelham, AL 35124

Legal Description:

Part of Block 1, according to the Survey of Cahaba Valley Park North, as recorded in Map Book 13, page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the centerline of P.T. Station 15+73.05 of Cahaba Valley Parkway and run Northwesterly along said centerline for 6.92 feet; thence 90 degrees 00 minutes 00 seconds left and run Southwesterly for 30.00 feet to a point on the Westerly right of way line of said Cahaba Valley Parkway, said point being the point of beginning of the parcel herein described; thence continue Southwesterly along the last described course for 210.00 feet to a point on the Southwesterly line of said Block 1; thence 90 degrees 00 minutes 00 seconds right and run Northwesterly along said line of Block 1 for 314.74 feet; thence 60 degrees 14 minutes 00 seconds left and run Westerly along said line of Block 1 for 21.46 feet; thence 90 degrees 00 minutes 00 seconds right and run Northerly for 225.0 feet to a point on the Southerly right of way line of said Cahaba Valley Parkway; thence 90 degrees, 00 minutes 00 seconds right and run Easterly along said right of way line for 52.10 feet to the beginning of a curve to the right, said curve subtending a central angle of 60 degrees 14 minutes 00 seconds and having a radius of 142.39 feet; thence run Southeasterly along the arc of said curve and along said right of way line for 149.69 feet to the end of said curve; thence at tangent to said curve run Southeasterly along said right of way line for 371.24 feet to the point of beginning.

TAX PARCEL NUMBER: 10-9-31-1-001-004.001

Real Estate Sales Validation Form

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

Grantor's Name Goldenpoint Solutions, LLC
 Mailing Address 153 Cahaba Valley Pkwy
 Pelham, AL 35124

Grantee's Name Chikagan Holdings LLC
 Mailing Address 771 Cahaba River Estates
 Hoover, AL 35244

Property Address 153 Cahaba Valley Pkwy
 Pelham, AL 35124

Date of Sale
 Total Purchase Price \$ 1,357,520.85

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 10/1/2025

Print CHARLES R. AGAN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2025 03:10:13 PM
 \$1389.00 BRITTANI
 20251002000304640

Allen S. Byrd