

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, CHRISTOPHER G. MOBLEY, a married man, MICHAEL R. MOBLEY, a single man, and ROBIN R. MOBLEY, a single woman (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY unto BTRAETDR, LLC, an Alabama limited liability company (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

SEE EXHIBIT A

Property is not the homestead of the Grantor.

Subject to any easements, current taxes, restrictions, reservations, set-back lines and rights of way, if any of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided; that they have good right to sell and convey the same to the said Grantee, its successors and assigns, and that Grantor will warrant and defend the premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

1. ***Grantor's Address:*** Christopher G. Mobley, 2101 4th Ave. S., Ste 200, Birmingham, AL 35233;
2. ***Grantee's Address:*** BTRAETDR, LLC, 3112 Highway 109, Wilsonville, AL 35186, Wilsonville, AL 35186;
3. ***The Property conveyed hereby is:*** Neighborhood: 08 Pelham Development R-2;
4. ***The Date of Sale is:*** October 14, 2025;
5. ***The Purchase Price is:*** \$3,300,000.00.

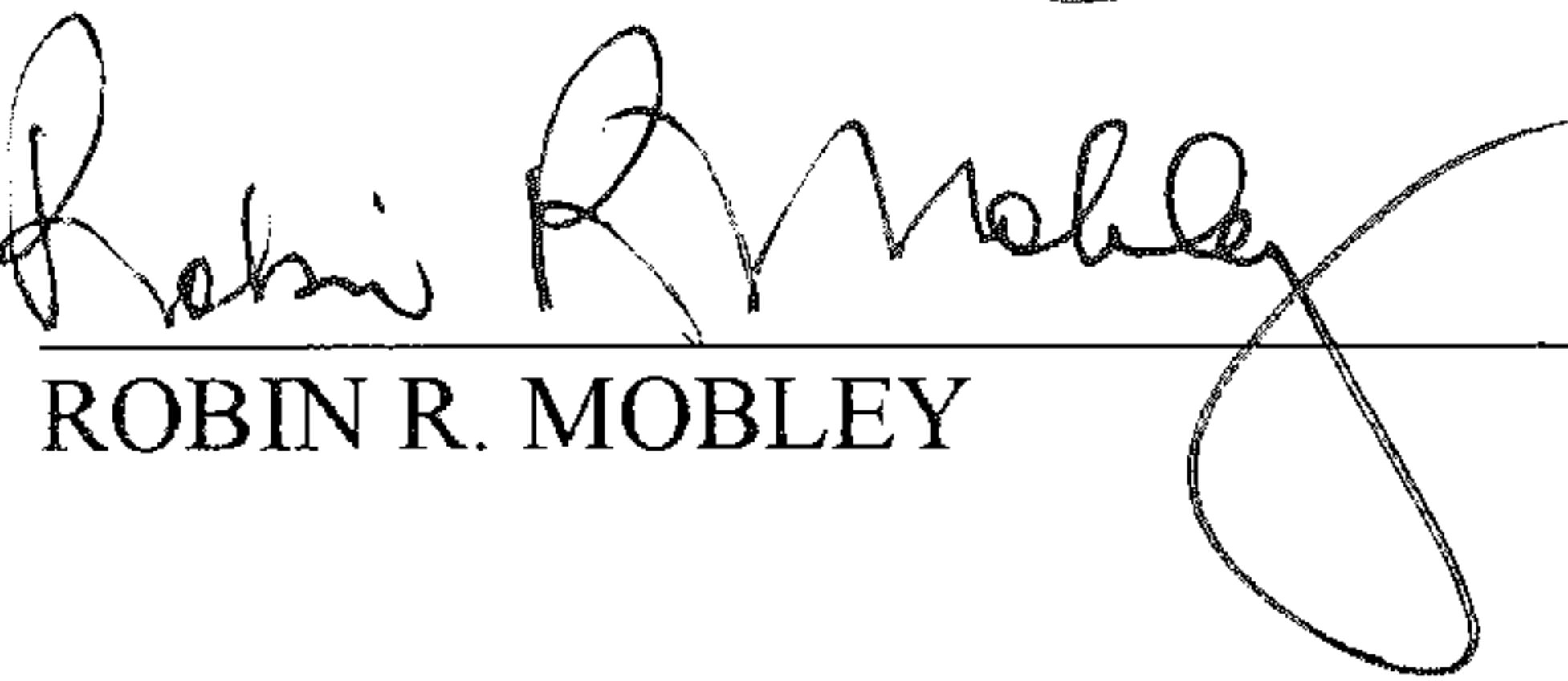
*****SIGNATURE PAGE(s) TO FOLLOW*****

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of October 2025.

GRANTOR


CHRISTOPHER G. MOBLEY


MICHAEL R. MOBLEY


ROBIN R. MOBLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

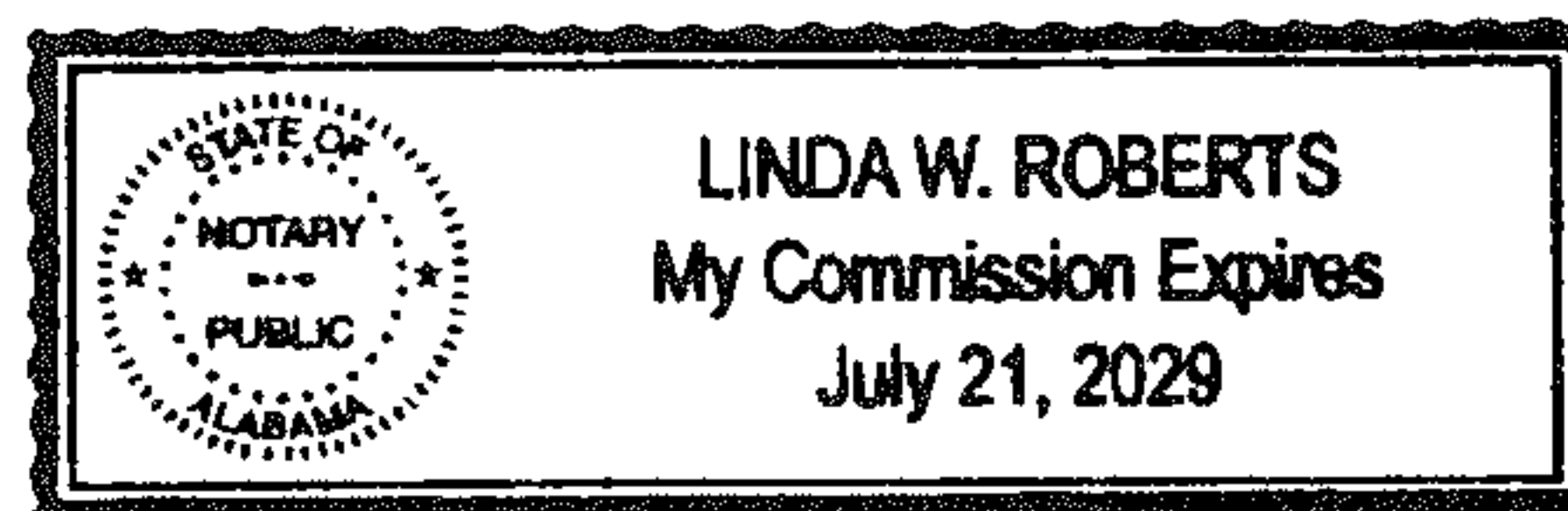
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher G. Mobley, Michael R. Mobley, and Robin R. Mobley whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 14th day of October, 2025.


NOTARY PUBLIC

My Commission Expires: 7/21/29

[NOTARIAL SEAL]



This Deed prepared by:
John P. Yates
Yates Anderson LLC
2320 Highland Ave. S., Ste. 290B
Birmingham, AL 35205

EXHIBIT A
(Legal Description)

A parcel of land situated in the South 1/2 of Section 28 and in the North 1/4 of Section 33, all in Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of Section 28, Township 20 South, Range 2 West: thence S 86°33'34" E along the South line of said section a distance of 1784.83' to the Point of Beginning; thence S 45°42'51" W a distance of 107.65'; thence S 59°34'01" E a distance of 33.88'; thence N 61°51'49" E a distance of 45.04'; thence N 40°43'11" E a distance of 76.02'; thence N 54°25'53" E a distance of 66.97'; thence N 61°25'28" E a distance of 233.18'; thence N 66°18'31" E a distance of 254.70'; thence S 36°03'11" E a distance of 134.32'; thence S 44°05'52" W a distance of 122.27'; thence S 33°18'46" E a distance of 252.58'; thence N 46°23'28" E a distance of 78.04'; thence N 65°20'54" E a distance of 569.36'; thence N 73°18'49" E a distance of 261.45'; thence N 41°08'57" E a distance of 107.25'; thence N 56°50'33" E a distance of 198.41'; thence N 33°09'27" W a distance of 86.68'; thence N 08°33'11" W a distance of 167.30' to the southerly right of way line of Ballantrae Club Drive, said point being the point of a non tangent curve to the right having a radius of 1030.00', a central angle of 18°45'10" and subtended by a chord which bears N 89°10'36" W, a chord distance of 335.61'; thence along said curve and right of way an arc distance of 337.12'; thence N 79°48'01" W along said right of way a distance of 251.66' to the point of a curve to the right having a radius of 1030.00', a central angle of 23°20'44" and subtended by a chord which bears N 68°07'39" W a chord distance of 416.78'; thence along said curve and right of way an arc distance of 419.68'; thence N 56°27'17" W along said right of way a distance of 421.17'; thence S 20°48'55" W, leaving said right of way, a distance of 204.54'; thence S 12°19'36" W a distance of 198.20'; thence S 38°39'45" W a distance of 101.11'; thence S 17°35'08" W a distance of 148.84'; thence S 23°30'24" W a distance of 106.49'; thence S 29°16'07" W a distance of 132.00'; thence S 03°14'39" W a distance of 94.62'; thence S 20°25'04" E a distance of 118.28'; thence S 45°42'51" W a distance of 56.07' to the Point of Beginning.

Containing 24.35 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2025 09:28:11 AM
\$3329.00 KELSEY
20251015000317290

Allen S. Bayl