

TO HAVE AND TO HOLD the above-described property and improvements in its as is condition unto the said Grantee in fee simple forever; subject, however, to every matter exception and reservation contained herein.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. All mineral and mining rights heretofore reserved and not owned by Grantor.
3. Any and all rights of parties in possession of the Property.
4. Any and all easements, reservations, restrictions, rights-of-way of record.
5. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
6. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

This Statutory Warranty Deed is effective the 16th day of October, 2025.

[Signature and Acknowledgment on the Following Page]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this 15th day of October, 2025.

GRANTOR:

Birmingham LD, LLC, an Alabama limited liability company

BY: Denise M. Hundemann
Denise M. Hundemann
 Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida

COUNTY OF Duval

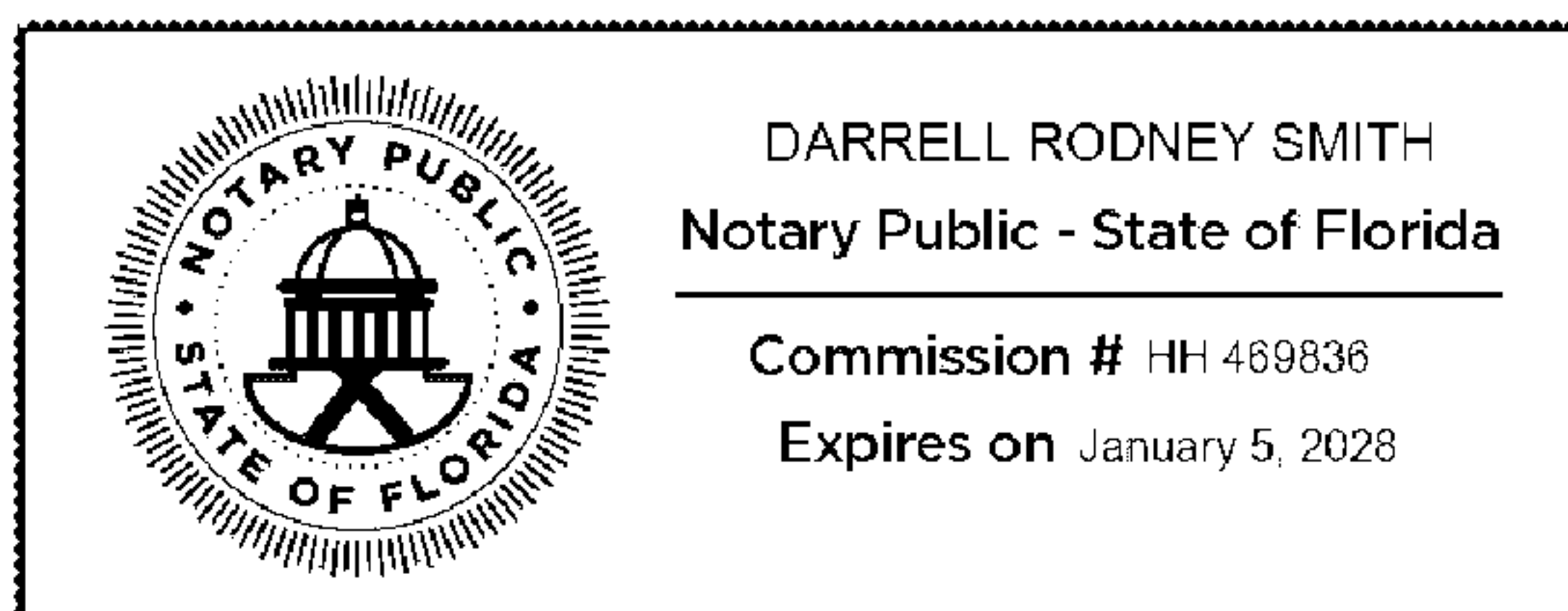
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 15th day of October, 2025 by Denise M. Hundemann, the Authorized Signatory of Birmingham LD, LLC, an Alabama limited liability company, on behalf of the limited liability company, who is personally known to be the persons therein, or produced DRIVER LICENSE as identification.

Given under my hand and official seal this 15th day of October, 2025.

Darrell Rodney Smith

Notary Public Darrell Rodney Smith

My Commission Expires: 01/05/2028



Notarized remotely online using communication technology via Proof.

EXHIBIT A

Legal Description of the Property

Lots 299, 302, 370, and 371, in the Final Plat of Camden Park Phase IV - Sector One, as recorded March 15, 2024, in Plat Book 59, Page 75, in the Office of the Judge of Probate of 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: Birmingham LD, LLC
 Mailing Address: 600 Brickell, Suite 1400
 Miami, FL 33131

Grantee's Name: Lennar Homes of Alabama, LLC
 Mailing Address: 3825 Lorna Road, Suite 214
 Hoover, AL 35244

Property Address: [4 Lots] – Camden Park Sector One
 Phase IV – Lots 299, 302, 370 , 371
 Calera, AL 35040

Date of Sale: October 16, 2025
 Total Purchase Price: \$222,764.00

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).

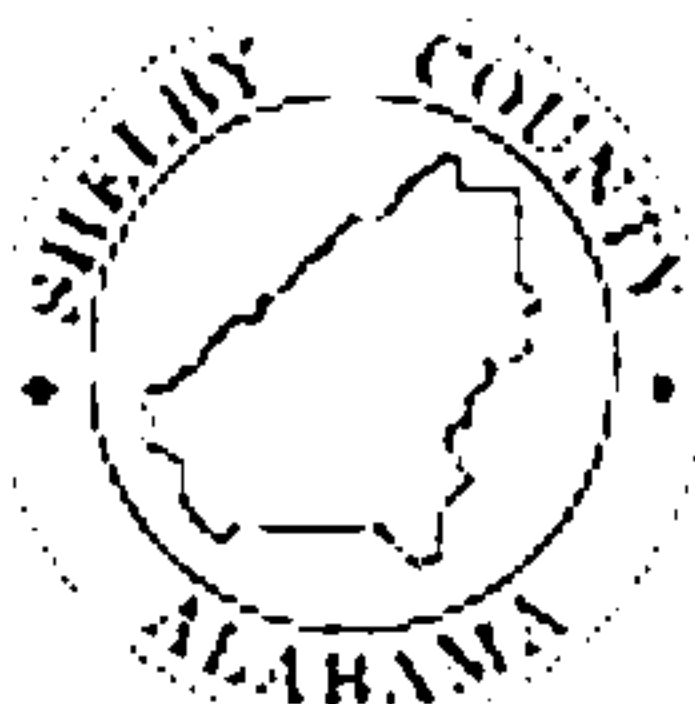
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 10/16/2025Print: JD Landers_____
Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2025 08:08:19 AM
\$257.00 JOANN
20251023000324710

Deed

197010-000040-6
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