This	instrument was	prepared	bv:
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Adam Gillman
Deverich & Gillman LLP
4 Park Plaza, Suite 520
Irvine, CA 92614

Send tax notices to:

Lennar Homes of Alabama, LLC 801 West Romana Street Suite A Pensacola, FL 32502

STATUTORY WARRANTY DEED

STATE OF ALABAMA)	IZNIONAL ALL BAENLONZ TUEGE DOEGENITO
)	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)	

THAT FOR AND IN CONSIDERATION OF TWO HUNDRED TWENTY-TWO THOUSAND SEVEN HUNDRED SIXTY-FOUR AND NO/100 and 00/100 Dollars (\$222,764.00), and other good and valuable consideration in hand paid to Birmingham LD, LLC, an Alabama limited liability company ("Grantor"), whose mailing address is 600 Brickell, Suite 1400, Miami, FL 33131, by Lennar Homes of Alabama, LLC, an Alabama limited liability company ("Grantee"), whose mailing address is 3825 Lorna Road, Suite 214, Hoover, AL 35244, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real estate situated in Shelby County, Alabama, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

The real estate described on Exhibit A attached hereto and made a part hereof.

Together with all and singular, the rights, members, privileges, tenements, hereditaments and appurtenances thereto belong, or anywise appertaining.

THE SUBJECT PROPERTY IS NOT PART OF THE HOMESTEAD OF THE GRANTOR OR GRANTOR'S SPOUSE.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the Property other than that Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the Property since the date of acquisition thereof by Grantor.

Deed 197010-000040-6 Page 1 of 5 **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]

Deed 197010-000040-6 Page 2 of 5

IN WITNESS WHEREOF, Grantor has executors of the second control of	uted this Statutory Warranty Deed on this day of
	GRANTOR:
	Birmingham LD, LLC, an Alabama limited liability company
	BY: Denise M. Hundemann
	Authorized Signatory
	is certificate verifies only the identity of the individual who signed attached, and not the truthfulness, accuracy, or validity of that
STATE OF Florida	
COUNTY OF Duval	
<u>Signatory</u> of Birmi	d before me by means of Denise M. Hundemann, the Authorized ngham LD, LLC, an Alabama limited liability company, on is personally known to be the persons therein, or produced n.
Given under my hand and official seal this _	15th day of October , 2025.
	Daniel Rodney Smith
	Notary Public Darrell Rodney Smith
DARRELL RODNEY SMITH Notary Public - State of Florida	My Commission Expires: 01/05/2028
Notary Public - State of Florida Commission # HH 469836	
Expires on January 5, 2028	

Notarized remotely online using communication technology via Proof.

Deed

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.

Deed 197010-000040-6 Page 4 of 5

REAL ESTATE SALES VALIDATION FORM

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

Birmingham LD, LLC Grantee's Name: Lennar Homes of Alabama, LLC Grantor's Name: Mailing Address: 600 Brickell, Suite 1400 Mailing Address: 3825 Lorna Road, Suite 214

Miami, FL 33131

Hoover, AL 35244

Property Address: [4 Lots] – Camden Park Sector One

Phase IV – Lots 299, 302, 370, 371

Calera, AL 35040

October 16, 2025 Date of Sale:

Total Purchase Price: \$222,764.00

The purchase price or actual value claimed on this for one) (Recordation of documentary evidence is not require	rm can be verified in the following documentary evidence: (check red)
☐ Bill of Sale	□ Appraisal
☑ Sales Contract	☐ Other:
☐ Closing Statement	
If the conveyance document presented for recordation of this form is not required.	contains all of the required information referenced above, the filing

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).

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:	10/16/2025		Print:	JD Landers
	Unattested		Sign:	
		(verified by)	_	(Grantor/Grantee/Owner/Agent) circle one

20251023000324710

Deed

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**

alli 5. Be

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