

STATE OF ALABAMA

SHELBY COUNTY

NCS-2B7QAL01

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and no/100 – DOLLARS and other valuable considerations to the undersigned LONGMEADOW FMHC, LLC, a Delaware limited liability company (herein referred to as **GRANTOR**), in hand paid by the GRANTEE herein, the receipt and sufficiency of which are hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto LONGMEADOW LE, LLC, a Delaware limited liability company (herein referred to as **GRANTEE**), its successors and assigns, the following described real estate, situated in the County of and State of Alabama, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO

This conveyance is made subject to the matters set forth on **EXHIBIT B** attached hereto.

For purposes of *ad valorem* tax appraisal only, the mailing address of the property herein is 1 Longmeadow Drive, Maylene, Alabama 35114. The mail address of Grantee herein is: c/o Lewis Edgewood III, LLC, 404 Edgewood Avenue, Clearwater, Florida 33755.

TO HAVE AND TO HOLD, the aforementioned premises, together with improvements, easements and appurtenances thereunto appertaining, unto the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its successors and assigns forever, and the GRANTOR will warrant and defend the premises unto the said GRANTEE, its successors and assigns forever, and the GRANTOR will warrant and defend the premises unto the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Date: October 15, 2025

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the date first set forth above.

LONGMEADOW FMHC, LLC, a Delaware
limited liability company

By: _____
Jack Evans
Manager

STATE OF ILLINOIS, COOK County ss:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jack Evans, whose name as Manager of Longmeadow FMHC, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such Manager and with full authority, executed the same voluntarily for and as the act of said Longmeadow FMHC, LLC.

Given under my hand this the 10th day of October, 2025.

(SEAL)

Allison Zacharski
Notary Public

My commission expires: 2/5/27



THIS INSTRUMENT PREPARED BY:

Keith A. Ross
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

EXHIBIT A**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Parcel 1:

LOTS 2, 3, 4, 5, ACCORDING TO THE SURVEY OF LONGMEADOW FARMS, AS RECORDED IN MAP BOOK 11, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LOT 1 B ACCORDING TO THE FINAL PLAT OF THE RESURVEY OF LOT 1, LONGMEADOW FARMS SUBDIVISION AS RECORDED IN MAP BOOK 48, PAGE 36, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

ALSO: THE NORTH 96 FEET OF THE WEST 690 FEET OF THE SOUTH 936 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST. DEED DIMENSIONS ARE 96 FEET BY 690 FEET AS SHOWN BY DEED RECORDED ON APRIL 1, 1968, IN DEED BOOK 252, PAGE 533, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

Parcel 2:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 486.65 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 18 SECONDS EAST A DISTANCE OF 195.84 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 43 SECONDS EAST A DISTANCE OF 132.45 FEET; THENCE NORTH 33 DEGREES 01 MINUTES 59 SECONDS EAST A DISTANCE OF 144.81 FEET; THENCE NORTH 56 DEGREES 58 MINUTES 01 SECONDS WEST A DISTANCE OF 31.76 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 12 SECONDS EAST A DISTANCE OF 917.74 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 45 SECONDS EAST A DISTANCE OF 320.15 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 700.71 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 490.06 FEET; BEING A PART OF LOT 6 AND PART OF LOT 9, LONGMEADOW FARMS, RECORDED IN MAP BOOK 11, PAGE 90.

Parcel 3:

NON-EXCLUSIVE 20' EASEMENT FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED BY THAT CERTAIN AMENDED AND RESTATED EASEMENT RECORDED AS INSTRUMENT 20210104000000830 SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, LYING 10' EACH SIDE OF AND

PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 486.65 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 18 SECONDS EAST A DISTANCE OF 195.84 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 43 SECONDS EAST A DISTANCE OF 96.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 83.26 FEET TO THE POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00', A CENTRAL ANGLE OF 95 DEGREES 28 MINUTES 59 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 75 DEGREES 18 MINUTES 30 SECONDS EAST A CHORD DISTANCE OF 44.40', THENCE ALONG SAID CURVE AN ARC DISTANCE OF 49.98 FEET; THENCE SOUTH 56 DEGREES 58 MINUTES 01 SECOND EAST A DISTANCE OF 14.05 FEET TO THE POINT OF ENDING OF SAID EASEMENT.

SUBJECT TO A 60' EASEMENT FOR A PRIVATE ROAD (LONGMEADOW ROAD) AS SHOWN ON THE PLAT OF LONGMEADOW FARMS AS RECORDED IN MAP BOOK-11, PAGE 90.

ALSO KNOWN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 3-INCH IRON PIPE WITH CAP (ILLEGIBLE) FOUND AT THE SOUTHWEST CORNER OF LOT 17 OF LACEY'S GROVE PHASE I, AS SHOWN ON THE PLAT RECORDED IN MAP BOOK 35, PAGE 137 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE ALONG THE SOUTH LINE OF SAID LACEY'S GROVE PHASE I, SOUTH 88°39'40" EAST A DISTANCE OF 900.07 FEET TO A 5/8-INCH IRON ROD FOUND IN THE WEST LINE OF LAND OF MARIE L. REYNOLDS AS RECORDED IN INSTRUMENT NO. 20190207000040850 (ALL DEED REFERENCED HEREIN ARE AS RECORDED IN THE PROBATE OFFICE, SHELBY, ALABAMA); THENCE ALONG SAID WEST LINE, SOUTH 00°57'06" WEST A DISTANCE OF 1014.71 FEET TO A 1/2- INCH IRON PIPE FOUND ON THE SOUTH LINE OF REYNOLDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF MARTHA L. URBAN, ET.AL. AS RECORDED IN INSTRUMENT NO. 20190207000040840, SOUTH 88°04'43" EAST A DISTANCE OF 1286.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 77 (80 FEET WIDE, PUBLIC); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 14°48'37" WEST A DISTANCE OF 127.97 FEET TO A POINT ON THE NORTH LINE OF LAND OF AMERICAN SELF STORAGE IV, LLC AS RECORDED IN INSTRUMENT NO. 20170914000335310; THENCE ALONG SAID NORTH LINE, THE NORTHWEST LINE, AND THE WEST LINE OF AMERICAN THE FOLLOWING 3 COURSES: (1) NORTH 77°59'48" WEST A DISTANCE OF 201.09 FEET TO A POINT; THENCE (2) SOUTH 42°00'12" WEST A DISTANCE OF 672.88 FEET TO A 5/8-IRON ROD WITH CAP "CA0587 LUKER" FOUND; THENCE (3) SOUTH 06°43'12" WEST A DISTANCE OF 85.11 FEET TO A POINT ON THE NORTH LINE OF LAND OF MARCUS SHIMON AS RECORDED IN INSTRUMENT NO. 20160202000033020; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LAND OF BOWDEN REAL ESTATE BHM LLC AS RECORDED IN INSTRUMENT NO. 20190509000158250, NORTH 89°02'18" WEST A DISTANCE OF 175.53 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF LAND OF RAYMOND HUTCHISON AS RECORDED IN INSTRUMENT NO. 20080508000189160, THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LAND OF ALICE HOLSOMBACK AS RECORDED IN INSTRUMENT NO. 20010003786200000, NORTH 89°01'28"

WEST A DISTANCE OF 170.42 FEET TO A 2-INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF BRANTLEYVILLE ROAD (20 FEET WIDE, PUBLIC); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 01°25'57" EAST A DISTANCE OF 20.04 FEET TO A 1-INCH PIPE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID BRANTLEYVILLE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°44'23" WEST A DISTANCE OF 230.05 FEET TO A RAILROAD SPIKE FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID BRANTLEYVILLE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°24'22" WEST A DISTANCE OF 20.87 FEET TO A POINT ON THE NORTH LINE OF LAND OF CAROLYN J. BRANTLEY AS RECORDED IN INSTRUMENT NO. 20201109000511980; THENCE ALONG SAID NORTH LINE NORTH 88°33'58" WEST A DISTANCE OF 236.33 FEET TO A 1/2-INCH IRON ROD FOUND ON A WEST LINE OF SAID BRANTLEY; THENCE ALONG SAID WEST LINE, SOUTH 00°46'34" WEST A DISTANCE OF 96.00 FEET TO A POINT IN THE NORTH LINE OF SAID BRANTLEY; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LAND OF JOSE AMPARO AGUIRRE AS RECORDED IN INSTRUMENT NO. 20150824000294920, NORTH 88°43'34" WEST A DISTANCE OF 690.00 FEET TO A POINT IN THE EAST LINE OF LAND OF JIMMY AND PAMELA ROBERTS AS RECORDED IN INSTRUMENT NO. 20060823000411330; THENCE ALONG SAID EAST LINE, NORTH 00°46'34" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST LINE OF ROBERTS AND THE EAST LINE OF LAND OF EARL MCCARTNEY AS RECORDED IN BOOK 157, PAGE 6, NORTH 00°46'34" EAST A DISTANCE OF 388.60 FEET TO A POINT ON THE NORTH LINE OF SAID MCCARTNEY; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LAND OF CAROLYN J. BRANTLEY AS RECORDED IN BOOK 160, PAGE 486, 488, AND THE NORTH LINE OF BETH SUZANNE HUTCHISON AS RECORDED IN INSTRUMENT NO. 20021230000652500, AND THE NORTH LINE OF LAND OF CAROLYN J. BRANTLEY AS RECORDED IN INSTRUMENT NO. 19980618000227371, NORTH 88°37'07" WEST A DISTANCE OF 1330.87 FEET TO A 3-INCH IRON PIPE WITH CAP (ILLEGIBLE) FOUND ON THE EAST LINE OF LAND OF SUSAN S. GUNTER, ET.AL. AS RECORDED IN INSTRUMENT NO. 20070828000404210; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF LAND OF BRIAN E. & RENEE B. COFER AS RECORDED IN INSTRUMENT NO. 19990119000022151, NORTH 00°38'03" EAST A DISTANCE OF 1324.90 FEET TO A POINT ON THE NORTH LINE OF SAID LAND OF COFER; THENCE ALONG SAID NORTH LINE, NORTH 88°36'49" WEST A DISTANCE OF 486.65 FEET TO A POINT IN THE EASTERLY LINE OF LAND OF LONGMEADOW WEST, LLC AS RECORDED IN INSTRUMENT NO. 1999-09617; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (5) COURSES: (1) NORTH 01°23'11" EAST A DISTANCE OF 195.84 FEET TO A POINT; THENCE (2) SOUTH 58°25'50" EAST A DISTANCE OF 132.45 FEET TO A POINT; THENCE (3) NORTH 33°02'52" EAST A DISTANCE OF 144.81 FEET TO A POINT; THENCE (4) NORTH 56°57'08" WEST A DISTANCE OF 31.76 FEET TO A POINT; THENCE (5) NORTH 00°41'05" EAST A DISTANCE OF 917.94 FEET TO A POINT ON A SOUTH LINE OF LAND OF SAID LONGMEADOW; THENCE ALONG SAID SOUTH LINE, SOUTH 89°15'13" EAST A DISTANCE OF 320.15 FEET TO A POINT ON THE WEST LINE OF LAND OF LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION AS RECORDED IN BOOK 310, PAGE 994; THENCE ALONG SAID WEST LINE SOUTH 00°43'12" WEST A DISTANCE OF 700.71 FEET TO A POINT ON THE SOUTH LINE OF SAID LACEY'S; THENCE ALONG SAID SOUTH LINE, SOUTH 88°39'30" EAST A DISTANCE OF 1334.90 FEET TO A POINT ON THE WEST LINE OF SAID LACEY'S; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SAID PROPERTY OF LACEY'S GROVE PHASE I, SOUTH 00°45'00" WEST A DISTANCE OF 490.40 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Terms, provisions and conditions contained in Easement from Greenbriar, Ltd to Longmeadow West, LLC, recorded in Inst # 20201026000486470 and amended and restated easement as recorded in Inst. #20210104000000830.
3. Restrictive Covenants concerning septic system to Shelby County Board of Health, recorded in Inst. # 1996-37786; Inst. # 1997-39573; Inst. # 1997-39574; Inst. # 1997-39575 and Inst. # 1997-39576.
4. Permit to Alabama Power Company as recorded in Inst. # 1995-22458 and Inst. # 2002-6362.
5. Easement to South Central Bell as recorded in Real Volume 179, Page 726.
6. Right of way to Shelby County as recorded in Deed Book 152, Page 328 and Deed Book 154, Page 503.
7. Easement to Alabama Power Company as recorded in Inst. # 20241106000345670.
8. All matters that are or would be shown on an accurate plat of survey of the real estate conveyed pursuant to this Deed.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name LONGMEADOW FMHC, LLC
 Mailing Address c/o Cirrus Group
3600 N. Outlet Parkway,
Suite 600
Lehi, Utah 84043

Grantee's Name LONGMEADOW LE, LLC
 Mailing Address c/o Lewis Edgewood III, LLC
404 Edgewood Avenue
Clearwater, Florida 33755

Property Address 1 Longmeadow Drive
Maylene, Alabama 35114

Date of Sale October 15, 2025
 Total Purchase Price \$16,377,500.00

or
 Actual Value \$
 or
 Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/29/2025 11:30:51 AM
 \$16417.50 KELSEY
 20251029000331440



Allen S. Bayl

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
X Sales Contract Other
X 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 October 15, 2025

Unattested
 (verified by)

Print:

Sign:

Karitzay Wyzulski
Karitzay Wyzulski
 Grantor/Grantee/Owner/Agent (circle one)