

Drafted by:

Kevan P. Richards
Porter Hedges LLP
1000 Main Street, 36th Floor
Houston, Texas 77002

After recording, return to:

FC-V Financial, L.P.
5718 Westheimer, Suite 1450
Houston, Texas 77057
Attn: Post-Closing Department

CON 17-250927

(Space above this line for recording purposes only)

**FIRST SUPPLEMENTAL MORTGAGE AND SECURITY AGREEMENT
[THIS IS A PURCHASE MONEY MORTGAGE]**

STATE OF ALABAMA §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY §

This FIRST SUPPLEMENTAL MORTGAGE AND SECURITY AGREEMENT (this “*First Supplemental Mortgage*”) is executed to be effective as of the ____ day of September, 2025, by **JLM WALKER SPRINGS, LLC**, an Alabama limited liability company (“*Grantor*”), having an address for notice hereunder at 416 Ves Trace, Vestavia Hills, Alabama 35216, Attn: J. Levi Mixon, for the benefit of **FC-V FINANCIAL, L.P.**, a Delaware limited partnership (“*Grantee*”).

WITNESSETH

RECITALS AND REFERENCES

1. Grantor has granted, executed and delivered for the benefit of Grantee, that certain Mortgage and Security Agreement dated as of December 20, 2024, recorded under File No. 20241223000390070, in the Probate Office of Shelby County, Alabama (the “*Original Mortgage*”). Reference is hereby made to the Original Mortgage and to the recordation thereof for all purposes, and the Original Mortgage as recorded is hereby made a part hereof and hereby incorporated herein by reference.

2. The Original Mortgage was executed to secure payment of a Promissory Note (together with all renewals, modifications or replacements, the “*Note*”) dated December 20, 2024, in the original principal sum of FIVE MILLION ONE HUNDRED FIFTEEN THOUSAND AND

NO/100 DOLLARS (\$5,115,000.00), referred to in the Original Mortgage, executed by Grantor and payable to the order of Grantee in accordance with the terms of that certain Residential Development Loan Agreement, dated effective December 20, 2024 (as amended to the date hereof, the “*Original Loan Agreement*”).

3. Grantor has requested and Grantee has agreed to advance to or for the benefit of Grantor additional financing of up to TWO MILLION ONE HUNDRED THIRTY-SIX THOUSAND FIVE AND NO/100 DOLLARS (\$2,136,005.00) (the “*First Additional Loan Amount*”), subject to terms and conditions to be contained in a First Loan Modification Agreement and Extension of Promissory Note and Mortgage and Security Agreement to be entered into of even date herewith between Grantor and Grantee (the “*First Modification*”; together with the Original Loan Agreement, the “*Loan Agreement*”), which First Additional Loan Amount will only be advanced following the execution of the First Modification and will be subject to the terms and conditions of the First Modification.

4. The First Additional Loan Amount shall be used to develop Phase I of a subdivision on a portion of the Land, and for those purposes set forth in the Supplemental Approved Budget included in the First Modification.

5. The parties hereto desire to further supplement the Original Mortgage to provide expressly that the Original Mortgage shall secure the advances made under the Original Loan Agreement, including, without limitation, the First Additional Loan Amount, as well as all other indebtedness of Grantor, the repayment of which is secured by the Original Mortgage (the “*Original Mortgage*”, as supplemented by the First Modification, and this First Supplemental Mortgage, is hereafter referred to as the “*Existing Mortgage*”).

Any undefined capitalized terms in this First Supplemental Mortgage shall have the same meanings as are ascribed to such terms in the Existing Mortgage.

NOW, THEREFORE, Grantor, for and in consideration of the premises and of the debts and trusts herein described and described in the Existing Mortgage, by these presents does GRANT, SELL and CONVEY unto Grantee, its successors, assigns or substitutes, as provided in the Existing Mortgage, all and singular, all of the real and personal property of every kind and character described in the exhibits to, or otherwise covered by, the Existing Mortgage, plus the Additional Property (as defined below), save and except those portions of said property heretofore released, to the same extent and with like effect as if each item of said property described therein had been repeated and redescribed *in extenso* herein, including, without limitation, all improvements now or hereafter located thereon (collectively, the “*Mortgaged Property*”), the land comprising the Mortgaged Property being the same real property described in *Exhibit A* attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the rights, privileges, hereditaments and appurtenances, now or hereafter acquired, pertaining in anywise thereto, and all different and additional rights of any nature, now or hereafter acquired, of value or convenience in the enjoyment, development, operation or protection, in anywise, of such estate, and all revenues and other benefits arising from any contract included in the Mortgaged Property, unto Grantee and its successors, assigns or substitutes hereunder, and to their successors and assigns, forever.

This conveyance is made in trust, however, to secure payment of the following:

(a) The Note, the First Modification and the First Additional Loan Amount;
and

(b) All indebtedness arising pursuant to the provisions of the Existing Mortgage, as heretofore and as hereby further supplemented, and any other instruments or documents that Grantor has executed, or in the future may execute, securing or relating to the Note or any modifications, renewals, rearrangements or extensions of the Note, or any of them;

all to the same extent and with like effect as if all of the indebtedness described herein specifically had been included in the description of the indebtedness secured by the Existing Mortgage, but otherwise upon and subject to all of the terms, conditions, covenants and other provisions of the Existing Mortgage; and in this connection, Grantor as Debtor, expressly grants unto the holders of the above-described indebtedness, as Secured Parties, a security interest in all of the Mortgaged Property (including both those portions now and those portions hereafter existing) plus the Additional Property, save and except any properties previously released by Grantee, to the full extent that said properties may be subject to the Uniform Commercial Code of the State of Alabama, with the security interest granted hereby also covering and including all contract rights and general intangibles with respect to said properties and all products and proceeds of said properties, all in accordance with and subject to the further provisions set out in the Existing Mortgage.

And Grantor for itself and its successors in interest has COVENANTED, DECLARED and AGREED with Grantee, its successors and assigns, and by these presents does COVENANT, DECLARE and AGREE, as follows:

Without limiting the generality of the foregoing, Grantor covenants that it has in its own right good and indefeasible title to each item of the Mortgaged Property (including, without limitation, the Additional Property), free from encumbrances other than the “*Permitted Encumbrances*” (as defined in the Existing Mortgage) and has full right to make this conveyance; and Grantor hereby binds itself, its successors and assigns, to warrant and forever to defend all and singular the Mortgaged Property (including, without limitation, the Additional Property) unto Grantee, and unto its successors, assigns or substitutes, and unto their assigns, forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Unless otherwise indicated herein and notwithstanding anything contained in the Existing Mortgage to the contrary, the following terms as used herein and in the Existing Mortgage shall have the following respective meanings (and the Existing Mortgage hereby is amended to reflect said meanings):

A. the “*Mortgage*” or “*Mortgage and Security Agreement*” shall be deemed to refer to the Original Mortgage, as modified and supplemented by this First Supplemental Mortgage and the First Modification; and

B. all references to the “*indebtedness*” or “*indebtedness hereby secured*” or “*said Note*” or “*Note*” and like terms shall be deemed to refer to the

indebtedness described in the Existing Mortgage and also to the indebtedness evidenced by the Note, as amended and increased, excluding, without limitation, the First Additional Loan Amount.

C. “**Land**”, “**Lots**”, “**Mortgaged Property**”, “**Net Sales Proceeds**”, “**Partial Release Price**”, “**Additional Property**” shall have the same meaning as is ascribed to such phrase in the First Modification.

AMENDMENTS TO MORTGAGE

The following modifications are hereby made to the Original Mortgage:

(a) All references in the Original Mortgage to the “**Additional Property**”, the “**Loan Agreement**”, the “**Note**”, the “**Lots**”, the “**Land**”, the “**Mortgaged Property**”, the “**Net Sales Proceeds**”, and the “**Partial Release Price**” shall have the same meaning as is ascribed to such phrase in the First Modification.

Grantor hereby TRANSFERS, ASSIGNS, GRANTS, CONVEYS and SETS OVER to Grantee and its successors in interest as the holders of the indebtedness evidenced by the Note, and grants to Grantee as Secured Party a security interest in all of the items, properties, interests and other collateral described in the Existing Mortgage, which are hereby incorporated herein by reference, with like effect as if all such items, properties, interests and other collateral had been repeated and set out here *in extenso*.

Grantor, as Debtor, expressly GRANTS unto Grantee, as Secured Party, a security interest in all of the Mortgaged Property (including, without limitation, the Additional Property) (now or hereafter existing, including all proceeds and products thereof) that may be subject to the Uniform Commercial Code as the same may be in force and effect in Alabama.

Except as expressly amended by this First Supplemental Mortgage and the First Modification, the Original Mortgage in all respects is ratified and confirmed and the terms, provisions, representations, warranties, covenants and conditions thereof shall be, remain and continue in full force and effect.

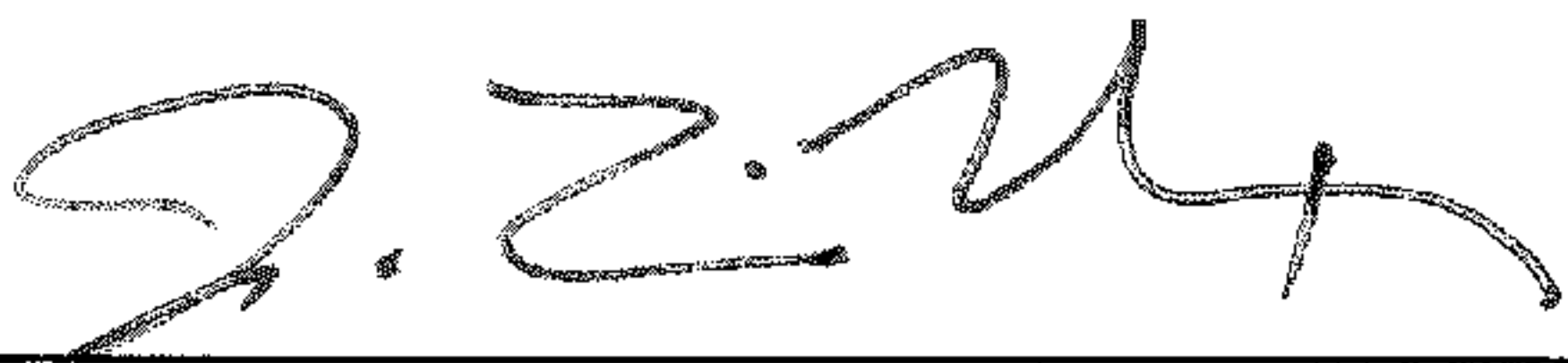
Neither any other or additional security heretofore taken or now existing, nor concurrently taken herewith, nor hereafter taken to secure the payment of any indebtedness owed by Grantor to Grantee, including but not limited to the Note, shall be impaired or affected in any manner by the execution of this instrument and all of said additional security shall be considered and held as cumulative and shall not in anywise release, diminish or impair any of the rights and security hereby granted.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, this instrument is executed September _____, 2025, to be effective as of the date first set forth above.

GRANTOR:

JLM WALKER SPRINGS, LLC, (SEAL)
an Alabama limited liability company .

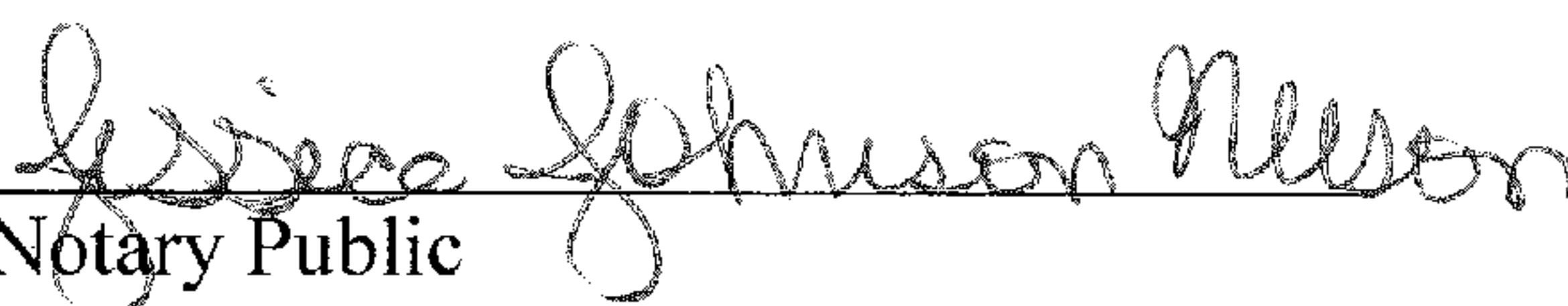
By: 
J. Levi Mixon, Manager

STATE OF ALABAMA §
COUNTY OF Jefferson §

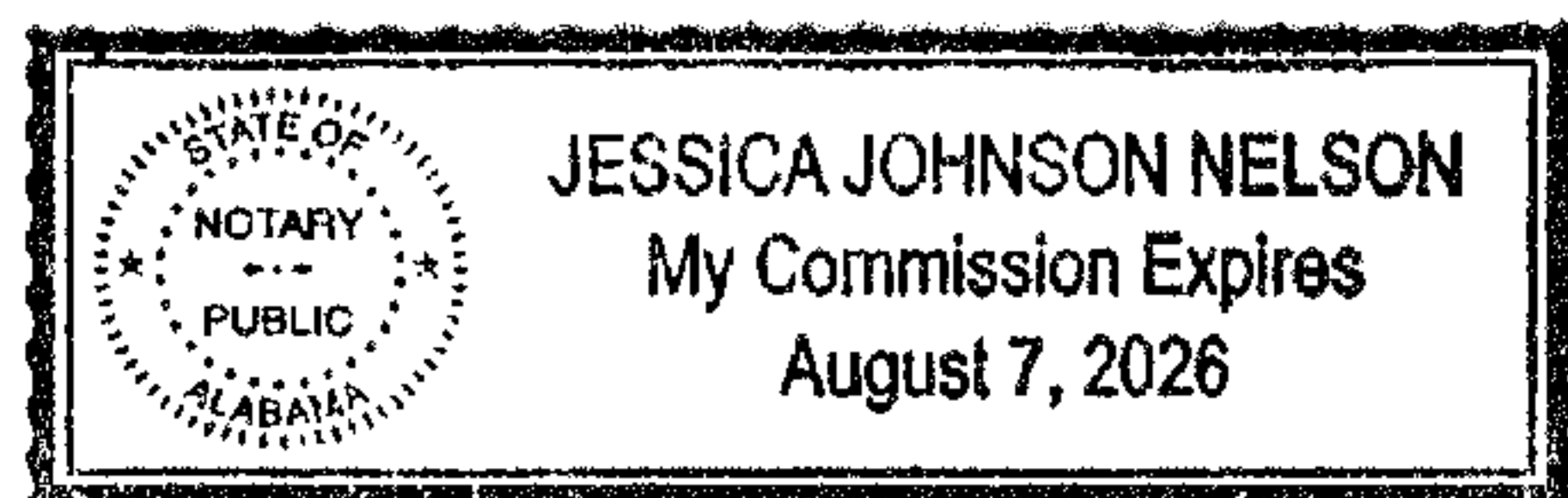
I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that J. Levi Mixon, Manager of JLM Walker Springs, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 18th day of September, 2025.

(Affix Seal)


Notary Public

Commission Expires: August 7, 2026



AGREED AND ACCEPTED:

FC-V FINANCIAL, L.P.,
a Delaware limited partnership

By: FC-V MGMT, LLC,
a Texas limited liability company,
its General Partner

By: *Teresa Adams*
Name: *Teresa Adams*
Title: *SVP*

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

Before me, *Holly Wayland*, on this day personally
appeared *Teresa Adams*, *SVP* of FC-V MGMT,
LLC, a Texas limited liability company, General Partner of FC-V Financial, L.P., a Delaware
limited partnership, known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the same for the purposes and consideration
therein expressed and in the capacity therein stated.

Given under my hand and seal of office this *18* day of September, 2025.

[S E A L]

Notary Public in and for the State of Texas

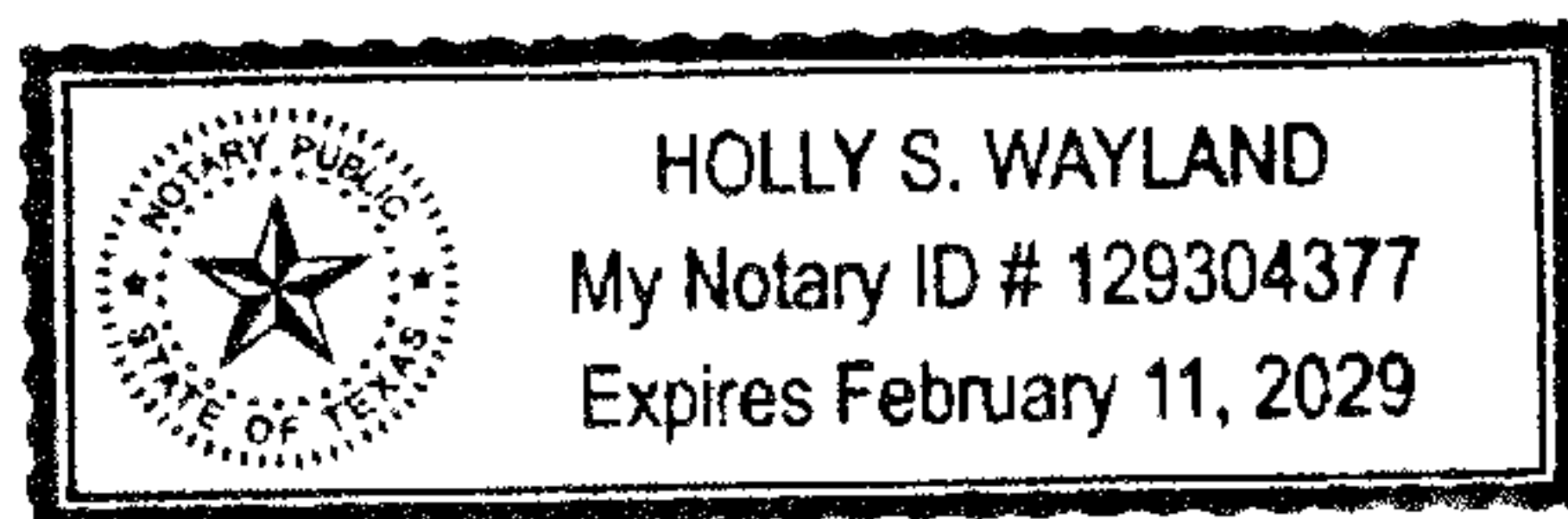


EXHIBIT A**LEGAL DESCRIPTION****PARCEL I:**

Commence at a 3" pipe in place being the Southwest corner of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South $86^{\circ} 56' 17''$ East along the South boundary of said Section 24 for a distance of 906.72 feet; thence proceed South $86^{\circ} 54' 24''$ East along the South boundary of said Section 24 for a distance of 525.79 feet to the point of beginning. From this beginning point proceed North $00^{\circ} 00'$ West for a distance of 1549.36 feet; thence proceed Northeasterly along the curvature of a concave curve right having a delta angle of $51^{\circ} 05' 54''$ and a radius of 940.0 feet for a chord bearing and distance of North $71^{\circ} 02' 19''$ East, 810.82 feet to the P. T. of said curve; thence proceed South $83^{\circ} 24' 44''$ East for a distance of 833.12 feet to a point on the Westerly right-of-way of Smokey Road; thence proceed South $06^{\circ} 36' 56''$ West along the Westerly right-of-way of said road for a distance of 1401.61 feet; thence proceed North $82^{\circ} 56' 52''$ West for a distance of 331.55 feet; thence proceed North $01^{\circ} 58' 05''$ East for a distance of 244.91 feet; thence proceed South $80^{\circ} 19' 26''$ West for distance of 101.99 feet; thence proceed North $85^{\circ} 53' 25''$ West for a distance of 72.12 feet; thence proceed South $83^{\circ} 23' 19''$ West for a distance of 120.0 feet; thence proceed South $55^{\circ} 34' 14''$ West for a distance of 15.25 feet; thence proceed South $01^{\circ} 47' 54''$ West for a distance of 618.95 feet to a point on the Southerly boundary of said Section 24; thence proceed North $86^{\circ} 54' 24''$ West along the Southerly boundary of said Section 24 for a distance of 789.81 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 24, Township 21 South, Range 3 East, Shelby County, Alabama and contains 54.09 acres.

Source of title for Parcel I: deed of record in Instrument No. _____, in the Office of the Judge of Probate for Shelby County, Alabama

LESS AND EXCEPT

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence N $18^{\circ} 21' 04''$ E a distance of 4537.48 feet to a concrete monument lying on the South right of way of County Road 12; thence along a curve turning to the right an arc length of 518.67 feet, with a radius of 2824.67 feet, a chord bearing of S $65^{\circ} 11' 43''$ E, and a chord length of 517.92 feet to the Point of Beginning; thence continue along said South right of way along a curve turning to the right an arc length of 151.39 feet, with a radius of 2824.67 feet, a chord bearing of S $58^{\circ} 23' 59''$ E, and a chord length of 151.37 feet; thence leaving said right of way S $27^{\circ} 29' 47''$ W a distance of 172.81 feet; thence S $08^{\circ} 24' 54''$ E a distance of 67.30 feet; thence S $41^{\circ} 50' 31''$ W a distance of 135.79 feet; thence S $56^{\circ} 44' 36''$ E a distance of 58.49 feet; thence S $15^{\circ} 39' 23''$ W a distance of 80.00 feet; thence S $13^{\circ} 21' 05''$ W a distance of 40.00 feet; thence S $11^{\circ} 54' 36''$ W a distance of 40.00 feet; thence S $10^{\circ} 28' 07''$ W a distance of 40.00 feet; thence S $09^{\circ} 01' 38''$ W a distance of 40.00 feet; thence S $07^{\circ} 35' 09''$ W a distance of 40.00 feet; thence S $06^{\circ} 08' 40''$ W a distance of 40.00 feet; thence S $04^{\circ} 42' 11''$ W a distance of 40.00 feet; thence S

03°15'42" W a distance of 40.00 feet; thence S 01°49'13" W a distance of 40.00 feet; thence S 00°22'44" W a distance of 40.00 feet; thence S 01°03'45" E a distance of 40.00 feet; thence S 02°30'14" E a distance of 40.00 feet; thence S 03°56'43" E a distance of 40.00 feet; thence S 05°23'12" E a distance of 40.00 feet; thence S 06°49'41" E a distance of 40.00 feet; thence S 08°16'10" E a distance of 40.00 feet; thence S 09°42'39" E a distance of 40.00 feet; thence S 11°09'08" E a distance of 40.00 feet; thence S 79°01'40" W a distance of 120.01 feet; thence with a curve turning to the left an arc length of 34.11 feet, with a radius of 1710.00 feet, a chord bearing of S 12°22'52" E, and a chord length of 34.11 feet; thence S 12°57'09" E a distance of 16.41 feet; thence S 77°02'51" W a distance of 70.00 feet; thence with a curve turning to the left an arc length of 38.80 feet, with a radius of 25.00 feet, a chord bearing of N 57°25'10" W, and a chord length of 35.02 feet; thence S 78°06'50" W a distance of 138.25 feet; thence S 11°53'10" E a distance of 120.00 feet; thence S 78°06'50" W a distance of 80.00 feet; thence S 11°53'10" E a distance of 27.76 feet; thence N 82°43'10" E a distance of 19.13 feet; thence with a curve turning to the right an arc length of 606.32 feet, with a radius of 183.00 feet, a chord bearing of S 87°38'12" W, and a chord length of 364.65 feet; thence with a compound curve turning to the right an arc length of 454.97 feet, with a radius of 345.00 feet, a chord bearing of N 40°20'02" E, and a chord length of 422.71 feet; thence N 78°06'50" E a distance of 121.90 feet; thence N 11°53'10" W a distance of 36.94 feet; thence N 34°15'19" E a distance of 24.44 feet; thence with a curve turning to the right an arc length of 825.22 feet, with a radius of 1900.00 feet, a chord bearing of N 06°33'52" E, and a chord length of 818.75 feet; thence N 23°09'42" E a distance of 112.65 feet; thence S 66°50'18" E a distance of 90.70 feet; thence N 23°09'42" E a distance of 50.00 feet; thence with a curve turning to the left an arc length of 38.58 feet, with a radius of 25.00 feet, a chord bearing of N 68°57'19" E, and a chord length of 34.86 feet; thence with a reverse curve turning to the right an arc length of 170.13 feet, with a radius of 1780.00 feet, a chord bearing of N 27°29'13" E, and a chord length of 170.06 feet to the Point of beginning, having an area of 12.12 acres, more or less.

ALSO WITH:

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 86°56'17" E a distance of 906.72 feet to a 2" pipe; thence S 86°54'24" E a distance of 1914.40 feet to a 2" pipe on the West right of way of County Road 12; thence along said West right of way N 6°36'56" E a distance of 1314.17 feet to the Point of Beginning; thence leaving said right of way N 83°24'40" W a distance of 25.00 feet; thence N 85°36'56" W a distance of 59.57 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 43°18'22" W a distance of 83.63 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 06°35'16" E a distance of 200.00 feet; thence N 09°30'09" W a distance of 72.16 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 61°03'19" W a distance of 54.06 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 06°35'16" W a distance of 20.56 feet; thence N 83°24'44" W a distance of 131.33 feet; thence S 65°50'09" W a distance of 89.65 feet; thence N 73°49'26" W a distance of 120.00 feet; thence N 85°16'27" W a distance of 50.78 feet; thence N 76°23'31" W a distance of 120.00 feet; thence N 19°58'27" E a distance of 76.51 feet; thence N 41°08'10" W a distance of 74.29 feet; thence N 05°06'09" W a distance of 114.97 feet; thence with a curve turning to the right an arc length of 422.07 feet, with a radius of 965.00 feet, a chord bearing of N 84°03'27" E, and a chord length of 418.72 feet; thence S 83°24'44" E a distance of 758.11 feet; thence S 38°23'54" E a distance of 70.73 feet; thence S 83°23'04" E a distance of 25.00 feet to a point on the West right of way of County Road 12; thence along said right of way

S 06°36'56" W a distance of 464.97 feet to the Point of Beginning, having an area of 10.59 acres, more or less.

PARCEL II:

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence N 18°21'04" E a distance of 4537.48 feet to a concrete monument lying on the South right of way of County Road 12; thence along a curve turning to the right an arc length of 518.67 feet, with a radius of 2824.67 feet, a chord bearing of S 65°11'43" E, and a chord length of 517.92 feet to the Point of Beginning; thence continue along said South right of way along a curve turning to the right an arc length of 151.39 feet, with a radius of 2824.67 feet, a chord bearing of S 58°23'59" E, and a chord length of 151.37 feet; thence leaving said right of way S 27°29'47" W a distance of 172.81 feet; thence S 08°24'54" E a distance of 67.30 feet; thence S 41°50'31" W a distance of 135.79 feet; thence S 56°44'36" E a distance of 58.49 feet; thence S 15°39'23" W a distance of 80.00 feet; thence S 13°21'05" W a distance of 40.00 feet; thence S 11°54'36" W a distance of 40.00 feet; thence S 10°28'07" W a distance of 40.00 feet; thence S 09°01'38" W a distance of 40.00 feet; thence S 07°35'09" W a distance of 40.00 feet; thence S 06°08'40" W a distance of 40.00 feet; thence S 04°42'11" W a distance of 40.00 feet; thence S 03°15'42" W a distance of 40.00 feet; thence S 01°49'13" W a distance of 40.00 feet; thence S 00°22'44" W a distance of 40.00 feet; thence S 01°03'45" E a distance of 40.00 feet; thence S 02°30'14" E a distance of 40.00 feet; thence S 03°56'43" E a distance of 40.00 feet; thence S 05°23'12" E a distance of 40.00 feet; thence S 06°49'41" E a distance of 40.00 feet; thence S 08°16'10" E a distance of 40.00 feet; thence S 09°42'39" E a distance of 40.00 feet; thence S 11°09'08" E a distance of 40.00 feet; thence S 79°01'40" W a distance of 120.01 feet; thence with a curve turning to the left an arc length of 34.11 feet, with a radius of 1710.00 feet, a chord bearing of S 12°22'52" E, and a chord length of 34.11 feet; thence S 12°57'09" E a distance of 16.41 feet; thence S 77°02'51" W a distance of 70.00 feet; thence with a curve turning to the left an arc length of 38.80 feet, with a radius of 25.00 feet, a chord bearing of N 57°25'10" W, and a chord length of 35.02 feet; thence S 78°06'50" W a distance of 138.25 feet; thence S 11°53'10" E a distance of 120.00 feet; thence S 78°06'50" W a distance of 80.00 feet; thence S 11°53'10" E a distance of 27.76 feet; thence N 82°43'10" E a distance of 19.13 feet; thence with a curve turning to the right an arc length of 606.32 feet, with a radius of 183.00 feet, a chord bearing of S 87°38'12" W, and a chord length of 364.65 feet; thence with a compound curve turning to the right an arc length of 454.97 feet, with a radius of 345.00 feet, a chord bearing of N 40°20'02" E, and a chord length of 422.71 feet; thence N 78°06'50" E a distance of 121.90 feet; thence N 11°53'10" W a distance of 36.94 feet; thence N 34°15'19" E a distance of 24.44 feet; thence with a curve turning to the right an arc length of 825.22 feet, with a radius of 1900.00 feet, a chord bearing of N 06°33'52" E, and a chord length of 818.75 feet; thence N 23°09'42" E a distance of 112.65 feet; thence S 66°50'18" E a distance of 90.70 feet; thence N 23°09'42" E a distance of 50.00 feet; thence with a curve turning to the left an arc length of 38.58 feet, with a radius of 25.00 feet, a chord bearing of N 68°57'19" E, and a chord length of 34.86 feet; thence with a reverse curve turning to the right an arc length of 170.13 feet, with a radius of 1780.00 feet, a chord bearing of N 27°29'13" E, and a chord length of 170.06 feet to the Point of beginning, having an area of 12.12 acres, more or less.

Source of title for Parcel II: deed of record in Instrument No. 20241223000390060, in the Office of the Judge of Probate for Shelby County, Alabama

PARCEL III:

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 86°56'17" E a distance of 906.72 feet to a 2" pipe; thence S 86°54'24" E a distance of 1914.40 feet to a 2" pipe on the West right of way of County Road 12; thence along said West right of way N 6°36'56" E a distance of 1314.17 feet to the Point of Beginning; thence leaving said right of way N 83°24'40" W a distance of 25.00 feet; thence N 85°36'56" W a distance of 59.57 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 43°18'22" W a distance of 83.63 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 06°35'16" E a distance of 200.00 feet; thence N 09°30'09" W a distance of 72.16 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 61°03'19" W a distance of 54.06 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 06°35'16" W a distance of 20.56 feet; thence N 83°24'44" W a distance of 131.33 feet; thence S 65°50'09" W a distance of 89.65 feet; thence N 73°49'26" W a distance of 120.00 feet; thence N 85°16'27" W a distance of 50.78 feet; thence N 76°23'31" W a distance of 120.00 feet; thence N 19°58'27" E a distance of 76.51 feet; thence N 41°08'10" W a distance of 74.29 feet; thence N 05°06'09" W a distance of 114.97 feet; thence with a curve turning to the right an arc length of 422.07 feet, with a radius of 965.00 feet, a chord bearing of N 84°03'27" E, and a chord length of 418.72 feet; thence S 83°24'44" E a distance of 758.11 feet; thence S 38°23'54" E a distance of 70.73 feet; thence S 83°23'04" E a distance of 25.00 feet to a point on the West right of way of County Road 12; thence along said right of way S 06°36'56" W a distance of 464.97 feet to the Point of Beginning, having an area of 10.59 acres, more or less.

Source of title for Parcel III: deed of record in Instrument No. 20241223000390060, in the Office of the Judge of Probate for Shelby County, Alabama

Parcel I, Parcel II, and Parcel III, also being shown on that certain ALTA/NSPS Land Title Survey dated September 17, 2025, titled "Walker Springs" as certified to JLM Walker Springs, LLC, FC-V Financial, L.P., First Continental Investment Co. LTD., and Fidelity National Title Insurance Company and prepared by James M. Ray, AL PLS No. 18383 of Ray and Gilliland, P.C., as Project No. N/A, and being more particularly described as follows:

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 86°56'17" E a distance of 906.72 feet to a 2" pipe; thence S 86°54'24" E a distance of 1914.40 feet to a 2" pipe on the West right of way of County Road 12; thence along said West right of way N 6°36'56" E a distance of 1314.17 feet; thence along a jog in said right of way N 83°24'40" W 25.00 feet to the Point of Beginning; thence leaving said right of way N 85°36'56" W a distance of 59.57 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 43°18'22" W a distance of 83.63 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 06°35'16" W a distance of 395.25 feet; thence S 61°10'41" W a distance of 71.70 feet; thence N 29°26'57" W a distance of 332.97 feet; thence S 60°33'03" W a distance of 120.00 feet; thence S 62°03'30" W a distance of 50.02 feet; thence S 60°33'03" W a distance of 120.00 feet; thence N 29°26'57" W a distance of 125.00 feet; thence N 29°26'57" W a distance of 50.00 feet; thence N 29°26'57" W a distance of 225.00 feet; thence N 29°26'57" W a distance of 30.92 feet; thence N 25°03'04" W a distance of 52.91 feet; thence N 16°15'17" W a distance of 52.91 feet; thence N 05°29'26" W a distance of 76.51 feet; thence N 07°14'31" E a distance of 76.51 feet; thence N 19°58'27" E a distance of 76.51 feet; thence N 41°08'10" W a distance of 74.29 feet;

thence N 05°06'09" W a distance of 114.97 feet; thence N 18°28'21" W a distance of 70.00 feet; turning to the right an arc length of 131.05 feet, with a radius of 1035.00 feet, a chord bearing of N 75°09'18" E, and a chord length of 130.96 feet; thence with a reverse curve turning to the left an arc length of 37.85 feet, with a radius of 25.00 feet, a chord bearing of N 35°24'17" E, and a chord length of 34.34 feet; thence N 07°58'22" W a distance of 92.18 feet; thence S 77°02'51" W a distance of 120.58 feet; thence N 09°40'37" W a distance of 80.13 feet; thence N 12°57'09" W a distance of 689.50 feet; thence S 78°06'50" W a distance of 125.00 feet; thence S 11°53'10" E a distance of 27.76 feet; thence N 82°43'10" E a distance of 19.13 feet; thence S 06°31'32" W a distance of 87.34 feet; thence S 34°08'17" W a distance of 87.34 feet; thence S 61°45'01" W a distance of 87.34 feet; thence S 89°21'46" W a distance of 87.34 feet; thence N 63°01'29" W a distance of 87.34 feet; thence N 35°24'44" W a distance of 87.34 feet; thence N 09°31'33" W a distance of 76.60 feet; thence N 07°48'58" E a distance of 63.28 feet; thence N 17°45'19" E a distance of 56.26 feet; thence N 27°06'35" E a distance of 56.26 feet; thence N 36°27'51" E a distance of 56.26 feet; thence N 45°49'07" E a distance of 56.26 feet; thence N 55°10'23" E a distance of 56.26 feet; thence N 64°31'39" E a distance of 56.26 feet; thence N 75°36'50" E a distance of 95.42 feet; thence N 78°06'50" E a distance of 80.00 feet; thence N 11°53'10" W a distance of 36.94 feet; thence N 34°15'19" E a distance of 24.44 feet; thence N 05°14'29" W a distance of 42.22 feet; thence N 03°58'06" W a distance of 42.22 feet; thence N 02°41'42" W a distance of 42.22 feet; thence N 01°25'18" W a distance of 42.22 feet; thence N 00°08'55" W a distance of 42.22 feet; thence N 01°07'29" E a distance of 42.22 feet; thence N 02°23'53" E a distance of 42.22 feet; thence N 03°40'16" E a distance of 42.22 feet; thence N 04°56'40" E a distance of 42.22 feet; thence N 06°13'04" E a distance of 42.22 feet; thence N 83°08'44" W a distance of 50.76 feet; thence N 43°04'56" E a distance of 36.81 feet; thence N 26°17'24" E a distance of 43.21 feet; thence N 12°43'37" E a distance of 99.81 feet; thence N 03°22'26" E a distance of 57.75 feet; thence N 23°09'42" E a distance of 292.50 feet; thence N 23°09'42" E a distance of 50.00 feet; thence S 66°50'18" E a distance of 90.70 feet; thence along a curve turning to the left an arc length of 38.58 feet, with a radius of 25.00 feet, a chord bearing of N 68°57'19" E, and a chord length of 34.86 feet; thence with a reverse curve turning to the right an arc length of 145.12 feet, with a radius of 1780.00 feet, a chord bearing of N 27°05'05" E, and a chord length of 145.08 feet to a point on the Southwest right of way of County Road 12; thence along said right of way along a curve turning to the right an arc length of 152.41 feet, with a radius of 2799.67 feet, a chord bearing of S 58°22'24" E, and a chord length of 152.40 feet; thence leaving said right of way thence S 27°29'47" W a distance of 147.68 feet; turning to the right an arc length of 56.33 feet, with a radius of 225.00 feet, a chord bearing of S 55°19'51" E, and a chord length of 56.19 feet; thence S 46°24'45" W a distance of 50.16 feet; thence S 41°50'31" W a distance of 135.83 feet; thence S 56°44'36" E a distance of 58.49 feet; thence S 15°39'23" W a distance of 80.00 feet; thence S 13°21'05" W a distance of 40.00 feet; thence S 11°54'36" W a distance of 40.00 feet; thence S 10°28'07" W a distance of 40.00 feet; thence S 09°01'38" W a distance of 40.00 feet; thence S 07°35'09" W a distance of 40.00 feet; thence S 06°08'40" W a distance of 40.00 feet; thence S 04°42'11" W a distance of 40.00 feet; thence S 03°15'42" W a distance of 40.00 feet; thence S 01°49'13" W a distance of 40.00 feet; thence S 00°22'44" W a distance of 40.00 feet; thence S 01°03'45" E a distance of 40.00 feet; thence S 02°30'14" E a distance of 40.00 feet; thence S 03°56'43" E a distance of 40.00 feet; thence S 05°23'12" E a distance of 40.00 feet; thence S 06°49'41" E a distance of 40.00 feet; thence S 08°16'10" E a distance of 40.00 feet; thence S 09°42'39" E a distance of 40.00 feet; thence S 11°09'08" E a distance of 16.72 feet; thence N 79°12'55" E a distance of 119.61 feet; thence N 79°12'55" E a distance of 50.00 feet; turning to

the left an arc length of 26.49 feet, with a radius of 700.00 feet, a chord bearing of S 11°52'07" E, and a chord length of 26.49 feet; thence S 12°57'09" E a distance of 22.71 feet; thence N 76°57'05" E a distance of 120.00 feet; thence N 23°32'22" E a distance of 67.26 feet; thence N 77°03'05" E a distance of 73.53 feet; thence S 89°34'43" E a distance of 77.37 feet; thence S 53°08'42" E a distance of 53.39 feet; thence S 40°22'25" E a distance of 53.39 feet; thence S 26°49'34" E a distance of 59.84 feet; thence S 17°51'15" E a distance of 15.16 feet; thence S 10°41'32" E a distance of 44.77 feet; thence S 01°41'25" W a distance of 60.70 feet; thence S 06°35'16" W a distance of 195.00 feet; thence S 83°24'44" E a distance of 120.00 feet; thence S 79°16'22" E a distance of 50.13 feet; thence S 83°24'44" E a distance of 120.00 feet; thence S 06°35'16" W a distance of 514.68 feet; thence S 16°59'26" E a distance of 50.00 feet; turning to the right an arc length of 61.78 feet, with a radius of 250.00 feet, a chord bearing of S 80°05'22" W, and a chord length of 61.63 feet; thence S 02°49'49" E a distance of 120.00 feet; thence N 82°35'09" E a distance of 59.14 feet; thence N 73°25'07" E a distance of 59.14 feet; thence N 64°15'05" E a distance of 59.14 feet; thence N 55°05'02" E a distance of 59.14 feet; thence N 45°55'00" E a distance of 59.14 feet; thence N 36°44'57" E a distance of 59.14 feet; thence S 83°23'04" E a distance of 116.18 feet to a point on the West right of way of County Road 12; thence along said right of way S 06°36'56" W a distance of 820.21 feet to the Point of Beginning, having an area of 57.28 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2025 01:39:49 PM
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