

This Instrument Prepared By:

Dubin Singer P.C.
Mitch Phillips
310 Busse Highway, #320
Park Ridge, IL 60068

After Recording Return To:

Aftab Joint Revocable Trust 2024
6 Valley Road
Westport, CT 06880

Space above this line for recorder's use only

ALABAMA STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to BZCP CALERA AL LLC, an Alabama limited liability company, with an address at 260 East Main Street, Suite 2746, Rochester, NY 14604 ("Grantor") hereby grants, bargains, sells, and conveys to Phyllis Lunney Aftab and Marc Aftab, as Trustees of Phyllis Lunney Aftab and Marc Aftab Joint Revocable Trust 2024, with an address at 6 Valley Road, Westport, CT 06880 ("Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Lots 1 & 2 CVS Addition to Calera Subdivision, as recorded in Map Book 40, Page 52, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

This conveyance is made subject to the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Subject to the Permitted Encumbrances, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is provided in lieu of submitting Form RT-1:

Grantor's Name / Mailing Address:

BZCP CALERA AL LLC
260 East Main Street, Suite 2746
Rochester, NY 14604

Grantee's Name / Mailing Address:

Aftab Joint Revocable Trust 2024
6 Valley Road
Westport, CT 06880

Street Address: 8370 US Highway 31, Calera, AL 35040

Purchase Price: \$3,500,000.00

Date of closing: October 31, 2025

The Purchase Price of the Property can be verified by the closing statement.
\$2,100,000.00 of the purchase price is being paid with a purchase money mortgage filed simultaneously herewith.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed and delivered this Statutory Warranty Deed under seal as of the day and year first above written.

GRANTOR:

BZCP CALERA AL LLC,
an Alabama limited liability company

By: Blue Zone Capital Partners LLC,
a Delaware limited liability company
Its: Manager

By: 
Name: Liangchao Liu
Its: Member

STATE OF New York §
§
COUNTY OF Monroe §

On this 24 day of October, 2025, personally appeared Liangchao Liu, in the capacity of Member of Blue Zone Capital Partners LLC, a Delaware limited liability company, the Manager of BZCP CALERA AL LLC, an Alabama limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL) MAX LIU
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6416055
Qualified in Monroe County
My Commission Expires 04-05-2029


Notary Public, State of New York

My commission expires:
4/5/2029

Max Liu
Printed Name of Notary

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. The lien of ad valorem real estate taxes not yet due and payable as of the date hereof.
2. Municipal, zoning and subdivision laws and ordinances.
3. Rights-of-way of public streets.
4. Matters which would be disclosed by an accurate survey of the Property.
5. Rights of Alabama CVS Pharmacy, L.L.C., an Alabama limited liability company, as tenant, under that certain unrecorded Lease dated June 19, 2009, as amended and/or assigned from time to time, as evidenced by Memorandum of Lease filed for record August 19, 2009, as recorded as Instrument 20090819000320110, in the Probate Office of Shelby County, Alabama, as amended by First Amendment to Memorandum of Lease by and between BZCP Calera AL LLC, Landlord, and Alabama CVS Pharmacy, L.L.C., Tenant, as recorded as Instrument 20250422000119290, in the aforesaid Probate Office.
6. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
7. 10' Sanitary Sewer Easement and Cross Access Easement as shown on record subdivision plat recorded in Map Book 40, page 52, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 242, page 915, Deed Book 248, page 370, Deed Book 248, Page 368 and Deed Book 242, page 922, in the Probate Office of Shelby County, Alabama.
9. Land Restriction Agreement as recorded in Instrument 20071121000533940, in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company recorded in Instrument 20081008000398300, in the Probate Office of Shelby County, Alabama.
11. Environmental Covenant as recorded in Instrument 20130311000101340, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 01:35:23 PM
\$1432.00 JOANN
20251104000338410

Allen S. Bevil