

This instrument prepared by:
Blue Peak Property & Investments Inc.
680 North Lake Shore Dr, Suite 110-2451
Chicago, IL 60611

STATE OF ALABAMA)

) WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That I, DAVID A. LAWRENCE, a single man (the "Grantor"), in the State aforesaid, for and in consideration of the sum of EIGHT HUNDRED AND NO/100THS DOLLARS (\$800.00) and other good and valuable consideration to me paid by BLUE PEAK PROPERTY & INVESTMENT HOLDINGS LIMITED PARTNERSHIP, a Wyoming limited partnership (the "Grantee"), whose address is 680 North Lake Shore Dr, Suite 110-2451, Chicago, IL 60611, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the real property located at 45 Autumn Lane, Montevallo, Alabama 35115, and further described as:

Parcel I:

Commence at the NE corner of the SE ¼ of the NE ¼ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence west along said ¼-¼ section for a distance of 668.80'; thence a deflection angle to the left of 91 degrees 19' 21" for a distance 462.75' to the Point of Beginning; thence a deflection angle of 90 degrees to the left for a distance of 220.41'; thence a deflection angle of 90 degrees 02' 04" to the right for a distance of 240.00'; thence a deflection angle to the right of 89 degrees 57' 56" for a distance 220.20'; thence a deflection angle to the right of 90 degrees for a distance of 240.00 to the Point of Beginning.

Parcel II:

Commence at the NE corner of the SE ¼ of the NE ¼ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence west along said ¼-¼ section for a distance of 668.80'; thence a deflection angle to the left of 91 degrees 19' 21" for a distance of 702.75' to the Point of Beginning; thence a deflection angle left of 90 degrees for a distance of 220.20'; thence a deflection angle right of 90 degrees 02' 04" for a distance of 155.54' to the North Right-of-Way of Shelby County Rd. 22; thence a deflection angle to the right of 60 degrees 26' 51" for a distance of 37.02' along said county Right-of-Way to the beginning of a curve to the right having a radius of 2440.75' and a Central Angle of 4 degrees 57' 22" for a chord distance of 211.13'; thence a

deflection angle to the right of 114 degrees 34' 43" for a distance of 259.92' to the Point of Beginning.

Also, all right, title, interest or authority, if any, in and to easements for ingress, egress, right of way and utility use, including that part of Autumn Lane, in which the Grantor has any right, title, interest or authority thereto, as shown on the plat or map of record.

Also, any existing water line, and access thereto, servicing and connecting to the Property, and which crosses and is located on adjacent property.

This being the same property conveyed to Pamela M. Hunter by Warranty Deed from Franklin D. Hunter and wife, Pamela M. Hunter, dated March 17, 2009, and thereafter distributed to David A. Lawrence by Deed of Personal Representative recorded on November 19, 2025, as Instrument No. 2025111900035320, in the Office of the Judge of Probate of Shelby County, Alabama.

Said property being subject to any and all existing liens, encumbrances, rights of way, covenants, easements, and restrictions of record.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any way incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto said Grantee, its successors and assigns, forever.

And I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against myself and my heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

HOMESTEAD STATEMENT: Grantor hereby declares that the Property described herein is Grantor's homestead property under the laws of the State of Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November, 2025.

David A. Lawrence (SEAL)
DAVID A. LAWRENCE

STATE OF Alabama

) ACKNOWLEDGMENT

COUNTY OF St. Clair

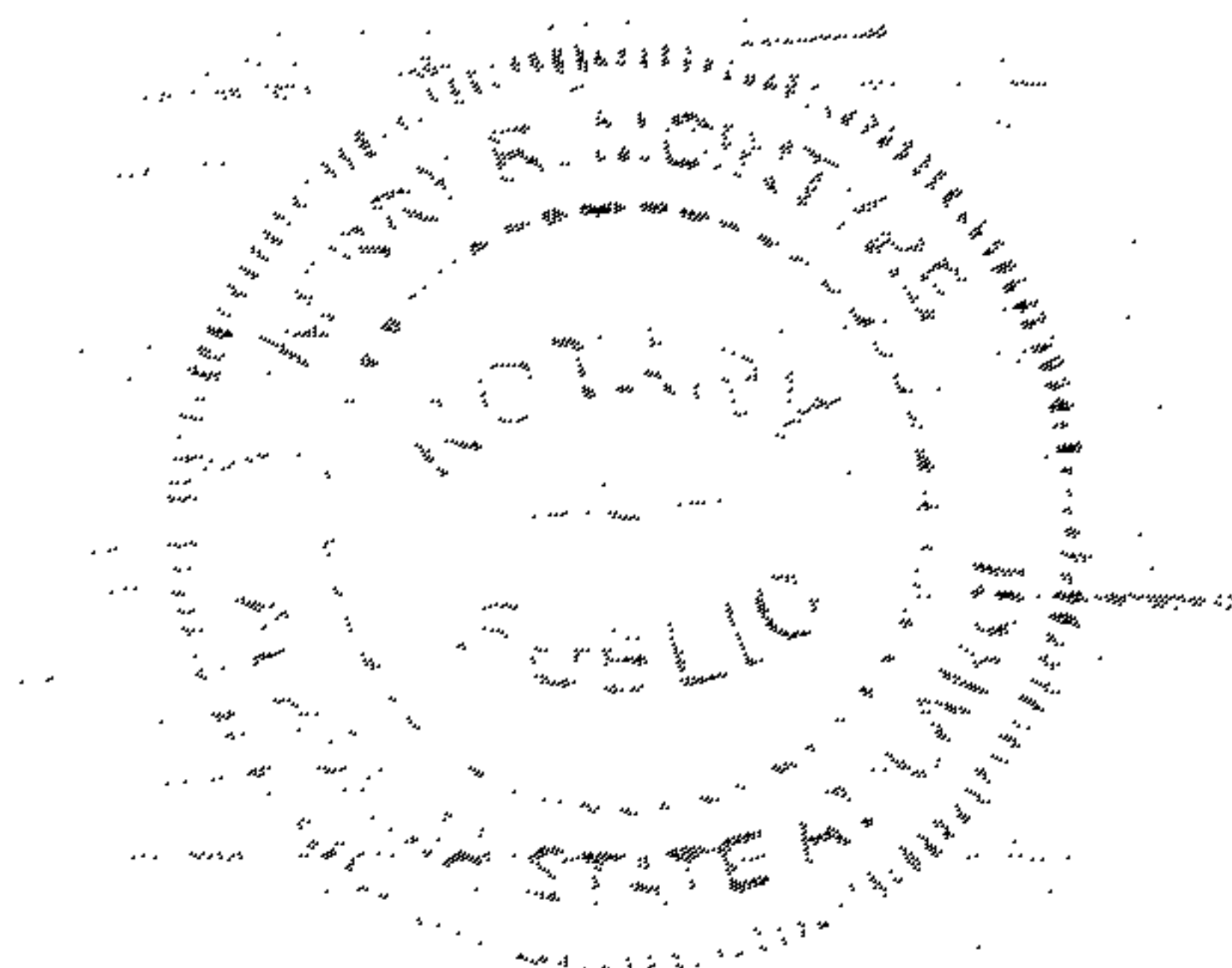
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID A. LAWRENCE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 30th day of November, 2025.

Henry R. McIntyre
Notary Public

My Commission Expires: 04-06-2027

[SEAL]



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

Grantor's Name David A Lawrence
 Mailing Address 45 Autumn Ln,
Montevallo, AL, 35115

Grantee's Name Blue Peak Property &
 Mailing Address Investment Holdings LP
680 North Lake Shore Dr, Suite
110-2451, Chicago IL 60611

Property Address 45 Autumn Ln,
Montevallo, AL, 35115

Date of Sale 11/30/2025

Total Purchase Price \$ 800

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
 12/01/2025 12:27:33 PM
 \$32.00 PAYGE
 20251201000366290

Allen S. Byrd

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 12/01/2025

Teagan Trapp, President Blue Peak Property &
 Print Investment Holdings LP

☐ Unattested

Sign

Teagan Trapp

(verified by)

(Grantor/Grantee/Owner/Agent) circle one