

**This instrument was prepared by  
and upon recording return to:**

Gail Livingston Mills, Esq.  
Burr & Forman LLP  
420 North 20<sup>th</sup> Street  
Suite 3400  
Birmingham, Alabama 35203

**Send tax notice to:**

CGP Birmingham (US 280) 7B, LLC  
361 Summit Blvd Suite 110  
Birmingham, AL 35209

STATE OF ALABAMA       )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to **JAD3 HWY 280, LLC**, an Alabama liability company ("Grantor") in hand paid by **CGP Birmingham (US 280) 7B LLC**, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property"), subject to the matters described in Exhibit B attached hereto and made a part hereof.

**TOGETHER WITH** (A) all rights, easements, interests, privileges, tenements and hereditaments appurtenant to the Property, and (B) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the roads, streets, highways, avenues and alleys adjoining the Property.

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

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 (unless otherwise noted above) 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 offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

JAD3 Hwy 280, LLC  
3075 Healthy Way  
Birmingham, AL 35243

Grantee's Name and Mailing Address:

CGP Birmingham (US 280) 7B LLC  
361 Summit Blvd Suite 110  
Birmingham, AL 35209

Property Address:

5305 Highway 280  
Birmingham, AL 35242

Purchase Price:

\$2,000,000.00

Date of Sale:

November 25, 2025.

The Purchase Price of the Property can be verified by the closing statement.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be duly executed on this 25 day of November, 2025.

**GRANTOR:**

**JAD3 HWY 280, LLC,**  
an Alabama limited liability company

By: GenRev Development, LLC,  
an Alabama limited liability company,  
its Manager

By: John Benner  
its President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

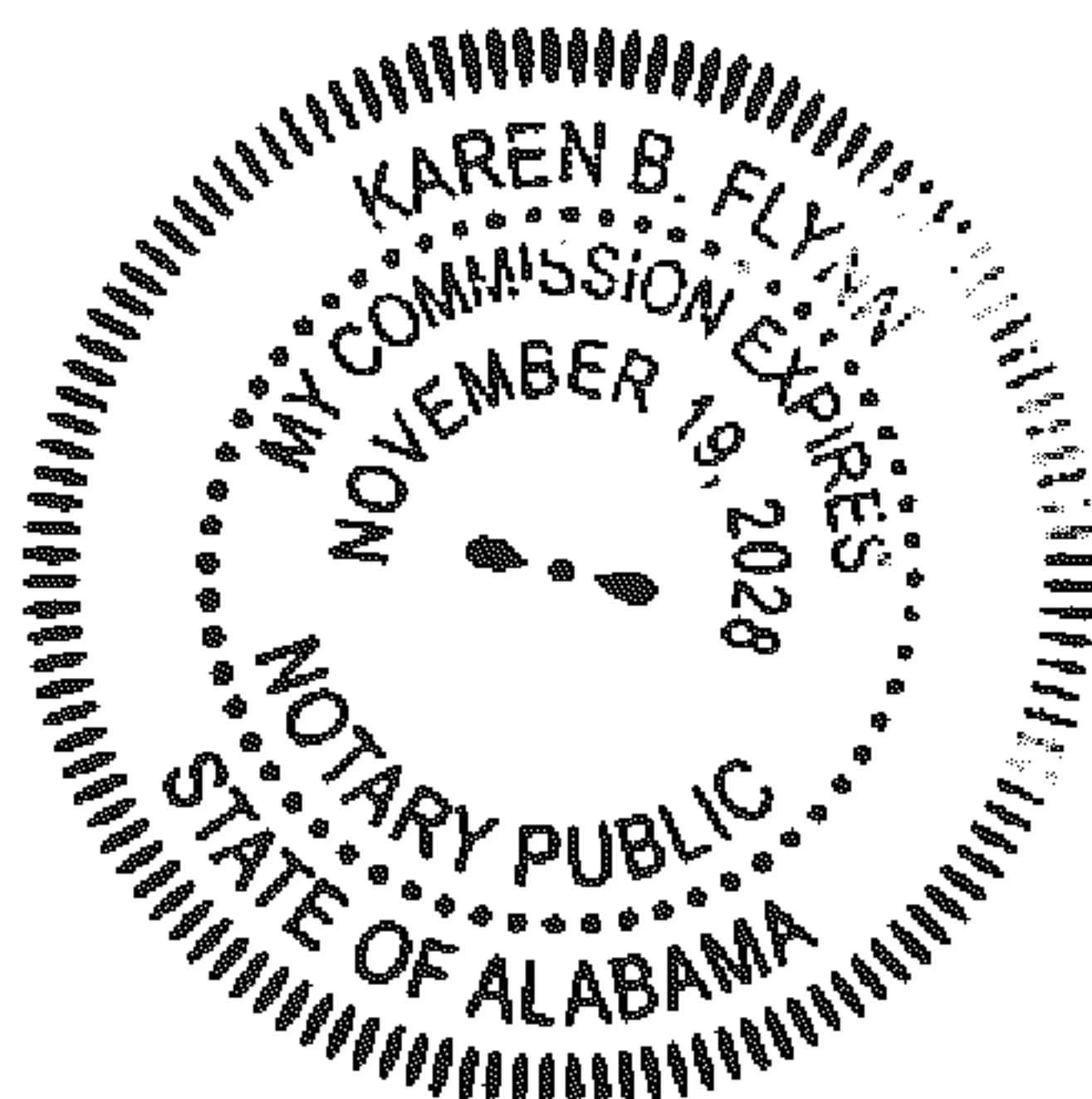
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Benner, whose name as President of GenRev Development, LLC, an Alabama limited liability company, as manager of **JAD3 HWY 280, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability companies.

Given under my hand and seal this the 25 day of November, 2025.

Karen B. Flynn  
Notary Public

My Commission Expires: 11/19/28

[NOTARIAL SEAL]



**EXHIBIT A**

**Property**

**PARCEL 1:**

Lot 2A and 2B, according to the Final Plat of Resurvey of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 62, Page 43, in the Probate Office of Shelby County, Alabama.

**PARCEL 2:**

Beneficial rights that constitute an interest in real estate under that certain Declaration of Covenants, Restrictions and Easement Agreement by JAD3 Hwy 280, LLC, an Alabama limited liability company, dated December 16, 2024, filed December 17, 2024 and recorded in Instrument Number 2024127000385170 in the Probate Office of Shelby County, Alabama or the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Pages 77A and 77B, in the Probate Office of Shelby County, Alabama.

**PARCEL 3:**

Beneficial rights that constitute an interest in real estate under that certain Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Trust Business Trust, a Delaware business trust, Eli's Inc., an Alabama corporation, Eli T. Stevens and Patricia M. Stevens, dated April 16, 2001, filed April 17, 2001 and recorded in Instrument Number 2001-14728, in the Probate Office of Shelby County, Alabama, including, but not limited to, the Ingress/Egress Easement created by said instrument adjacent to the northerly portion of Lot 2 being depicted on the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Pages 77A and 77B, in the Probate Office of Shelby County, Alabama.

**Please note the following:**

**\$1,420,000.00** of the consideration herein was paid from the proceeds of a first mortgage filed simultaneously herewith.

**\$1,420,000.00** of the consideration herein was paid from the proceeds of a first mortgage filed simultaneously herewith.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
2. All matters set forth on the Final Plat of ReSurvey of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 62, Page 43, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set out in instruments recorded in Instrument Number 20241206000376720 and 2024120600076730 in the Probate Office of Shelby County, Alabama.
4. Easements with Covenants and Restrictions Affect Land recorded in Instrument Number 2001-14728 in the Probate Office of Shelby County, Alabama.
5. Release of damages as set out in Book 251, Page 686 and Book 251, Page 746 in the Probate Office of Shelby County, Alabama.
6. Declaration of Covenants, Restrictions and Easement Agreement by JAD3 Hwy 280, LLC, an Alabama limited liability company, dated December 16, 2024, filed December 17, 2024 and recorded in Instrument Number 20241217000385170 in the Probate Office of Shelby County, Alabama.
7. Terms and conditions of Temporary Construction Easement from Wal-Mart Real Estate Business Trust in favor of PMS Shelby, LLC and Eli's, Inc. recorded in Instrument Number 20241217000385120 in the Probate Office of Shelby County, Alabama,
8. Right of way granted to Alabama Power Company as set out in instrument recorded in Instrument Number 20250724000224510 in the Probate Office of Shelby County, Alabama.
9. Matters that would be shown by a current, accurate survey of the Property.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2025 02:59:01 PM  
\$32.00 JOANN  
20251201000366970

*Allen S. Bayl*