

④

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Peavine Creek Development, LLC	Grantee's Name	TL – PEAVINE CROSSING LB, LLC
Mailing Address:	3360 Davey Allison Blvd Hueytown, AL 35023	Mailing Address:	C/O Luxor Capital Group Times Square Tower New York, NY 10036
Property Address:	Lots 1 through 14, 16 through 60, 88 through 117, and 123 through 144, Peavine Crossing Subdivision, according to that certain map or plat thereof recorded in Map Book 62 Pages 50A-50C.		
		Date of Sale:	December 4, 2025
		Purchase Price:	\$7,218,378.67

This Instrument Prepared By:
Chase Pritchard, Esq.
Hand Arendall Harrison Sale LLC
P.O. Box 123
Mobile, AL 36601
251-432-5511

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Now, therefore, know all men by these presents, that PEAVINE CREEK DEVELOPMENT, LLC, an Alabama limited liability company, hereinafter “**Grantor**”, for and in consideration of the sum of Seven Million Two Hundred Eighteen Thousand Three Hundred Seventy-Eight Dollars and 67/100 (\$7,218,378.67) and other good and valuable consideration, hereby acknowledged to have been paid to the said Grantor by TL – PEAVINE CROSSING LB, LLC, a Delaware limited liability company, hereinafter “**Grantee**”, does hereby grant, bargain, sell and convey unto the said Grantee, and its successors and assigns, subject to the provisions hereinafter contained, all that real property situated, lying and being in Shelby County, Alabama described as follows, to-wit:

LOTS 1 THROUGH 14, INCLUSIVE; LOTS 16 THROUGH 60, INCLUSIVE; LOTS 88 THROUGH 117, INCLUSIVE; AND LOTS 123 THROUGH 144, INCLUSIVE, PEAVINE CROSSING, A MAP OR PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 20251121000358200 AT MAP BOOK 62 PAGES 50A THROUGH 50C, INCLUSIVE, IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA.

(the “**Property**”). This conveyance is subject to the matters described on Exhibit A attached hereto and incorporated by this reference.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

GRANTOR:

PEAVINE CREEK DEVELOPMENT, LLC, an
Alabama limited liability company

By: 

Name: Jason E Spinks

As Its: Authorized Signatory

STATE OF Alabama)
County of Shelby) §§

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jason Spinks, as manager of Peavine Creek Development, 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 said instrument, he as such _____ and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 3rd day of December, 2025.

[NOTARIAL SEAL]

Regina Marie Payne
Notary Public
My commission expires: 4-4-26

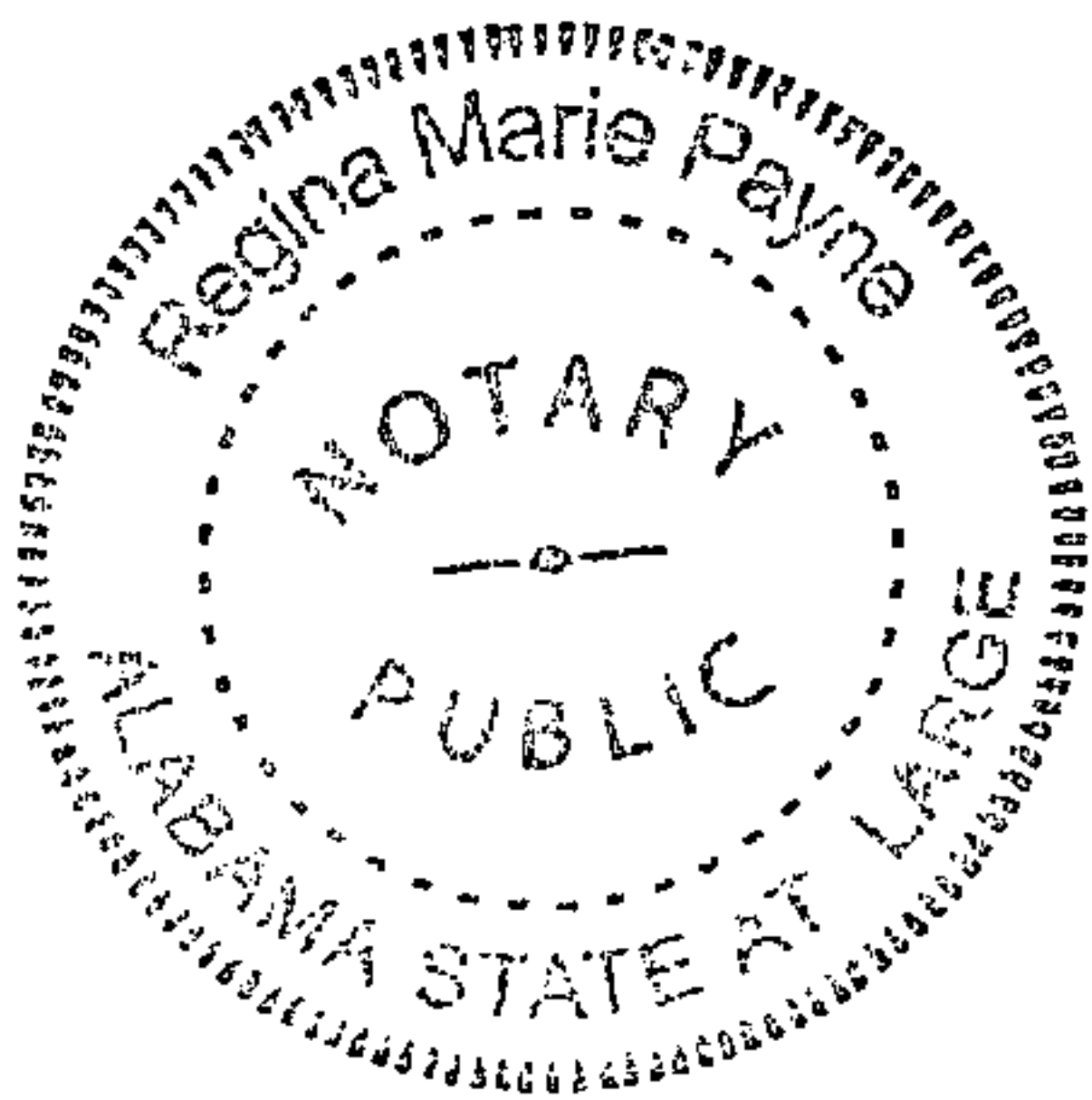


Exhibit A
Permitted Exceptions

1. General real estate taxes and special taxes for 2025 and subsequent years, none yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Minimum building setback lines, easements, notes and/or restrictions as set forth on plat of Peavine Crossing recorded as Instrument Number 20251121000358200 in Plat Book 62 at Pages 50A through 50C, inclusive.
4. Grant of Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company as recorded at Instrument Number 20250710000208970.
5. Declaration of Conditions, Covenants and Restrictions of Peavine Crossing Subdivision, recorded on November 24, 2025 as Instrument Number 20251124000360950.
6. Mortgage executed by TL – Peavine Crossing LB, a Delaware limited liability company, in favor of D.R. Horton, Inc.-Birmingham, dated TBD and recorded as Instrument Number TBD, securing an original principal indebtedness in the amount of \$721,837.87.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 03:06:33 PM
\$6525.00 JOANN
20251208000375610

Allen S. Bayl