

Send Tax Notice to:
Newcastle Development, LLC
121 Bishop Circle
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-13349

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **HDP Isaacs Gap, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is
1316 Sherman Ave. Evanston. IL 60201

by **Newcastle Development, LLC (herein referred to as "Grantee")**, whose mailing address is
121 Bishop Circle, Pelham. AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **138 Townmoor Ln, Sterrett, AL 35147, 408 Gateshead Dr., Sterrett, AL 35147** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15 day of DECEMBER, 2025.

HDP Isaacs Gap, LLC, a Delaware Limited Liability Company

By: HDP Blue Investments II LLC, a Delaware limited liability company, its Manager

By: HDP Blue Holdings II, LLC, a Delaware limited liability company, its Manager

By: Grass Lake Capital LLC, a Delaware limited liability company, its Manager

By: [Signature]
Christopher J. Fiegen
its Manager

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher J. Fiegen**, whose name(s) as (s) of **HDP Isaacs Gap, LLC**, a/an **Delaware** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **HDP Isaacs Gap, LLC**, on the day the same bears date.

Given under my hand and official seal this 15 day of DECEMBER, 2025

[Signature]

Notary Public, State of ILLINOIS

Printed Name SARAH M DARNTON

My Commission Expires: 12/28/26



EXHIBIT A

Property 1:

Lot 90, according to the Survey of Isaac's Gap Phase 1A, as recorded in Map Book 61, Page 86 A & B, in the Probate Office of Shelby County, Alabama.

Property 2:

Lot 43, according to the Survey of Isaac's Gap Phase 1A, as recorded in Map Book 61, Page 86 A & B, 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
12/16/2025 03:01:37 PM
\$264.00 JOANN
20251216000384980

Allie S. Beal