

Grantor's Name: HDP Isaacs Gap, LLC  
Mailing Address: \_\_\_\_\_

Grantee's Name: Newcastle Development, LLC  
Mailing Address: 121 Bishop Circle  
Pelham, AL 35124

Property Address: 130 & 134 Townmoor Lane  
Sterrett, AL 35147

Date of Sale: December 22, 2025

Total Purchase Price \$300,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom  
Phelps Dunbar LLP  
2025 3<sup>rd</sup> Avenue North, Ste. 1000  
Birmingham, Alabama 35203

Newcastle Development, LLC  
121 Bishop Circle  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Thousand and 00/100 DOLLARS (\$300,000.00) and other good and valuable consideration to the undersigned Grantor, **HDP Isaacs Gap, LLC**, a Delaware limited liability company (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **Newcastle Development, LLC** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 91 and 92, 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.

**SUBJECT TO:**

1. All taxes for the year 2026 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded in Book 8, Page 129.
5. Water Utility Facilities Easement, filed as document Inst. No. 1994-23928.
6. Easement to BellSouth Telecommunications, Inc. d/b/a AT&T Alabama, filed as document Inst. No. 20080827000344170.
7. Indenture of Trust, filed in Book 268, Page 7.

8. Rights to use road Easement shown on Plat Map Book 8, Page 129; Deed Book 350, Page 433; Deed Book 354, Page 703; Real Property Book 29, Page 306; Deed Book 350, Page 166; Deed Book 355, Page 190; Deed Book 351, Page 405.

9. 40 foot Easement to South Central Bell across Sections 2, 10, 11 in Township 19, Range 1 West and across Section 35, Township 18, Range 1 West, filed in Deed Book 342, Page 822. Corrected in Deed Book 346, Page 349. Last conveyed to AT&T Communications as set out in Real Book 35, Page 324.

10. Right of Way Easement to South Central Bell, filed in Book 342, Page 825.

11. Right of Way Easement to Alabama Power Company, filed in Book 343, Page 612.

12. Protective Covenants filed in MISC Book 52, Page 323 and Deed Book 355, Page 111.

13. Right of Way to BellSouth Mobility, Inc., filed in Book 154, Page 258.

14. Transmission Line Permit, filed in Deed Book 234, Page 426; Deed Book 212, Page 147; Deed Book 133, Page 210 and Deed Book 158, Page 104.

15. Right of Way to Shelby County, filed in Deed Book 196, Page 231; Deed Book 196, Page 234 and Deed Book 212, Page 388.

16. Rights of others in and to Yellowleaf Creek.

17. Resolution, filed as document Inst. No. 20150304000066370.

18. Easement granted to Alabama Power Company recorded in Inst. No. 2024-3980; Inst. No. 2024-4060 and Inst. No. 2025-2375.

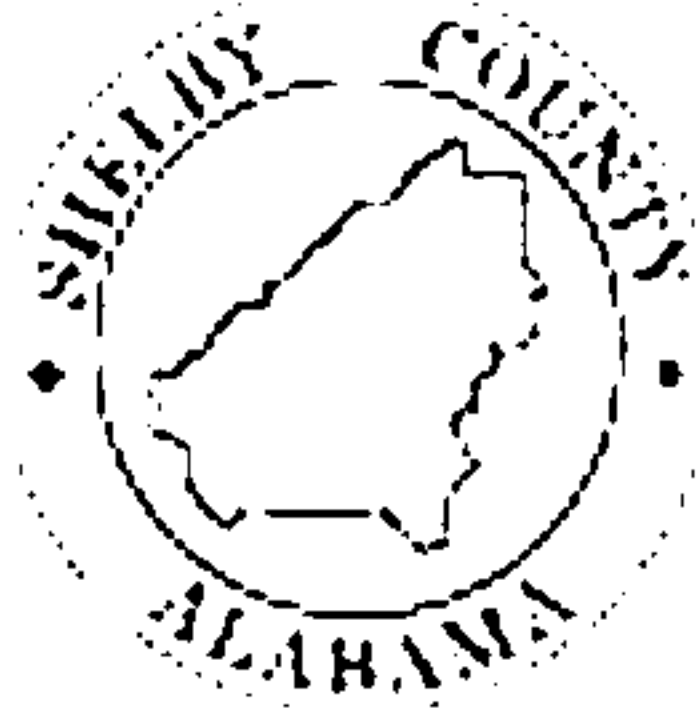
19. Development Agreement recorded in Inst. No. 2021-386420 and Inst. No. 2021-414860.

**TO HAVE AND TO HOLD**, the above-described property unto **Newcastle Development, LLC**, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, 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.

*[Remainder of Page Left Blank Intentionally,*

*Signature Page to Follow]*



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/02/2026 09:18:25 AM  
 \$328.00 KELSEY  
 20260102000000830

*Allen S. Bayl*

22 IN WITNESS WHEREOF, the Grantor executed this conveyance effective as of the  
 day of December, 2025.

**GRANTOR:**

**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

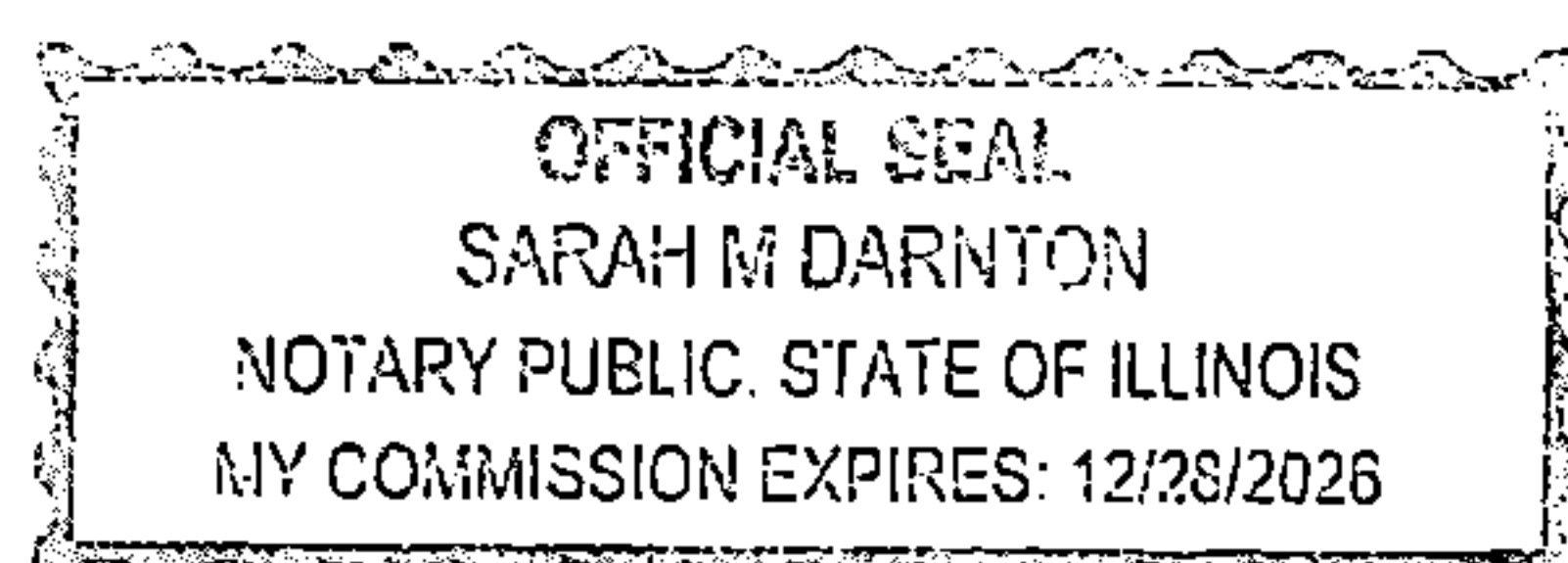
By: Grass Lake Capital LLC,  
 a Delaware limited liability company  
 Its: Manager

By: *Christopher J. Fiegen*  
 Christopher J. Fiegen, Manager

STATE OF Illinois )  
Cook COUNTY )

I, the undersigned Notary Public, in and for said County and State hereby certify that Christopher J. Fiegen, whose name as Manager of Grass Lake Capital, LLC, a Delaware limited liability company, Manager of HDP Blue Holdings II LLC, a Delaware limited liability company, Manager of HDP Blue Investments II, LLC, a Delaware limited liability company, Manager of HDP Isaacs Gap, LLC, a Delaware 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 the instrument, he as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22 day of DECEMBER, 2025.



*Sarah M. Darnton*  
 Notary Public  
 My Commission Expires: 12/28/26