

Prepared By:
Grayson Gause
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1901 Sixth Avenue North, Suite 2600
Birmingham, AL 35203

Return To:
Lawyers Title Insurance Company
4514 Cole Avenue, Suite 1400
Dallas, Texas 75205

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered to be effective this 23 day of December, 2025, by **CGP HELENA 7B, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor"), to **NS RETAIL HOLDINGS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, 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");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject to (i) those matters of record set forth on Exhibit B attached hereto to the extent the foregoing are validly existing and applicable to the Property, without any intention of reimposing or regranting the same, and (ii) property taxes and assessments not yet due and payable (herein called the "Permitted Encumbrances").

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

Subject to the Permitted Encumbrances, 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

Return to:
Meloney Loback
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
256-243-9092
File No. AL252509003ML

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:
CGP Helena 7B, LLC
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Grantee's Name and Mailing Address:
NS Retail Holdings, LLC
2021 McKinney Avenue, Suite 1150
Dallas, TX 75201

Property Address: 2633 Helena Road, Helena, AL 35080

Date of Sale: Date first set forth above

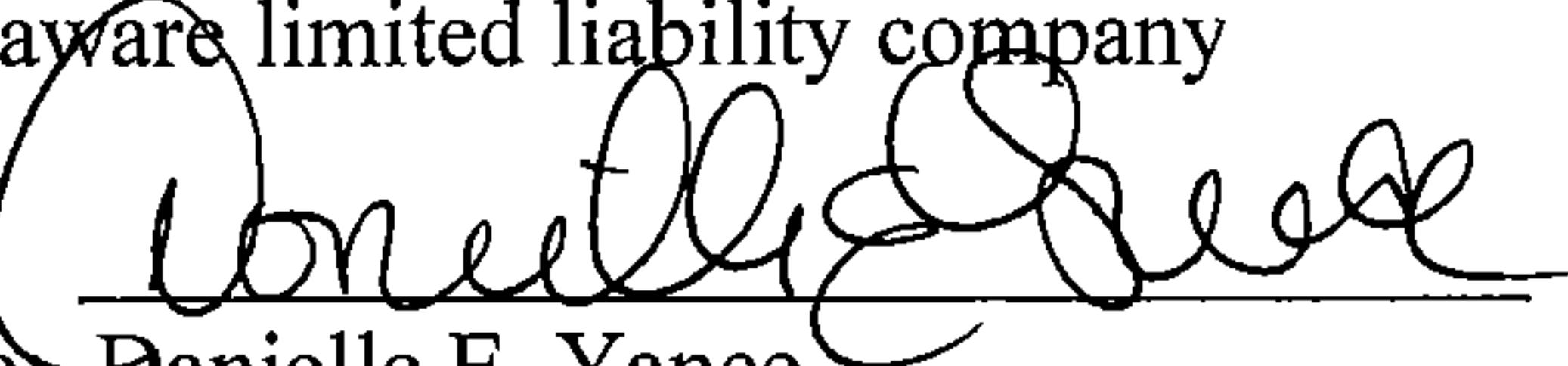
Purchase Price: \$2,126,897.00

The Purchase Price can be verified by the closing statement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument to be effective as of the date first set forth above.

GRANTOR:

CGP HELENA 7B, LLC,
a Delaware limited liability company
By: 
Name: Danielle E. Yance
Title: Authorized Agent

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danielle E. Yance, whose name as Authorized Agent of CGP HELENA 7B, 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 or she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 18 day of December, 2025.

[SEAL]




Notary Public

My Commission Expires: 9-25-2027

EXHIBIT A

The Property

The property described herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Parcel I

Lot 1 according to the survey of Tacala's Addition to Helena, as recorded in Map Book 61, Page 97, in the Probate Office of Shelby County, Alabama.

Parcel II

Together with any beneficial rights associated with private access easement dedicated by Shelby County Map Book 58, Page 20.

Parcel III

Together with any beneficial rights associated with private access easement dedicated by Shelby County Map Book 61, Page 97.

EXHIBIT B**Permitted Encumbrances**

1. Rights of tenant, as tenant only in possession of the Property.
2. Permit - Pole Line easement granted to Alabama Power Company, a corporation, dated August 23, 1960, recorded October 28, 1960, in Book 212, Page 115, in the Office of the Judge of Probate, Shelby County, Alabama.
3. Matters, restrictions, obligations, covenants and other provisions shown on and evidenced by that certain Final Plat of Tidal Wave's Addition to Helena Plat No. 1 (being a resurvey of Lots 8 and 9, Block 1, according to Mullins Addition to Helena as recorded in Map Book 3, Page 56) recorded June 23, 2023 in Map Book 58, Page 20, in the Office of the Judge of Probate, Shelby County, Alabama, including but not limited to the following:
 - a. Rights of others in, to and the use of Private Access Easement as dedicated by this plat.
4. Each and every easement, right-of-way, minimum building line, regulation, restriction, dedication, covenant, obligation, and other matters shown on or evidenced by that certain Final Subdivision Plat of Tacala's Addition to Helena (a resurvey of Lots 5, 6 and 7 of Block 1, Mullins Addition to Helena, MB3, Pg. 56) recorded July 31, 2025, in Map Book 61, Page 97, in the Office of the Judge of Probate, Shelby County, Alabama, including but not limited to the following:
 - a. 35' front minimum building line;
 - b. 20' rear minimum building line;
 - c. 20' side minimum building line;
 - d. 15' drainage & utility easement;
 - e. 30' access easement dedicated by this plat; and
 - f. The rights of others in, to, and the use of Easements evidenced herein.
5. Terms and conditions of that certain Net Lease Agreement by and between CGP Helena 7B, LLC, a Delaware limited liability company (as landlord), and Southern Brew Corp, a Delaware corporation (as tenant), dated August 1, 2025; as evidenced by that certain Memorandum of Lease dated August 1, 2025, and recorded on August 12, 2025, as Instrument No. 20250812000246660, in the Office of the Judge of Probate, Shelby County, Alabama; and as assigned by that certain Memorandum of Assignment of Lease dated as of the date hereof to be recorded in the Office of the Judge of Probate, Shelby County, Alabama.
6. Rights of Brew Culture Franchise, LLC, a Wyoming limited liability company as evidenced by that certain Memorandum of Lease by and between CGP Helena 7B, LLC, a Delaware limited liability company, as Landlord, and Southern Brew Corp., a Delaware corporation, as Tenant, dated August 1, 2025, recorded August 12, 2025, as Instrument No. 20250812000246660, in the Office of the Judge of Probate, Shelby County, Alabama.

7. Easement - Underground between CGP Helena, 7B, LLC, a Delaware limited liability company (Grantor) to Alabama Power Company, a corporation (Grantee) dated August 14, 2025, and recorded August 28, 2025, in Instrument No. 20250828000265420, in the Office of the Judge of Probate, Shelby County, Alabama.
8. Permanent Drainage Easement contained in that certain Easement for Temporary Grading and Construction and Permanent Drainage Easement dated August 23, 2006, recorded January 14, 2008 as Instrument No. 20080114000017150, in the Office of the Judge of Probate, Shelby County, Alabama.
9. Agreement Regarding Access Easements between CGP Helena, 7B, LLC, a Delaware limited liability company, Jeff Carroll and Lee Ann Hall, Fidelis Servus Corporation, an Alabama corporation, and Suds Landlord (Multi) LLC, a Delaware limited liability company, dated December 5, 2025, and recorded December 9, 2025, as Instrument No. 20251209000376740, in the Office of the Judge of Probate, Shelby County, Alabama.
10. Declaration of Restrictions dated December 17, 2025, and recorded December 18, 2025, as Instrument No. 20251218000387510, in the Office of the Judge of Probate, Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 01:52:00 PM
\$2164.00 JOANN
20260105000003040**

Allie S. Bayl