



**TO HAVE AND TO HOLD** the above-described property and improvements in its as is condition unto the said Grantee in fee simple forever; subject, however, to every matter exception and reservation contained herein.

**THIS CONVEYANCE IS SUBJECT, HOWEVER,** to the following:

1. Current ad valorem taxes.
2. All mineral and mining rights heretofore reserved and not owned by Grantor.
3. Any and all rights of parties in possession of the Property.
4. Any and all easements, reservations, restrictions, rights-of-way of record.
5. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
6. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

This Statutory Warranty Deed is effective the 16th day of January, 2026.

**[Signature and Acknowledgment on the Following Page]**

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this 12th day of January, 2026.

**GRANTOR:**

Birmingham LD, LLC, an Alabama limited liability company

BY: Elizabeth Esposito  
Elizabeth Esposito  
Authorized Signatory

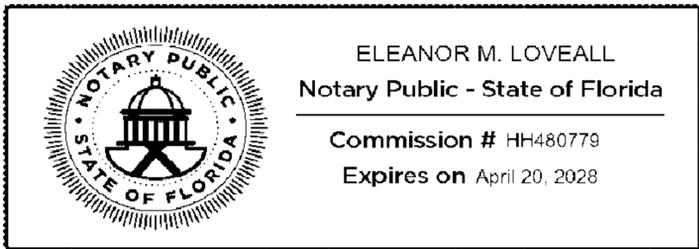
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of January, 2026 by Elizabeth Esposito, the Authorized Signatory of Birmingham LD, LLC, an Alabama limited liability company, on behalf of the limited liability company, who is personally known to be the persons therein, or produced DRIVER LICENSE as identification.

Given under my hand and official seal this 12th day of January, 2026.



Eleanor M. Loveall  
Notary Public

My Commission Expires: 04/20/2028

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

**Legal Description of the Property**

Lots 220, 235, 300, 301, 304, 363 and 364, according to the Final Plat of Camden Park Phase IV - Sector One Residential Subdivision in the City of Calera, Shelby County, Alabama, as recorded with the Judge of Probate as Map Book 59, Page 75, on March 15, 2024.

