

Prepared by:

Name: Mark Derwent
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Address: 5960 Tahoe DR, SE
Grand Rapids, MI 49546

STATE OF ALABAMA]
]]
SHELBY COUNTY]

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration paid to GRANDE VIEW PROPERTIES 700, LLC, Delaware limited liability company ("GRANTOR") whose address is 2102 E. State Hwy 114, Suite 300, Southlake, TX 76092, by OHI PROPCO (AL) BIRMINGHAM – 700 CORPORATE RIDGE RD, LLC, Delaware limited liability company whose address is 303 International Circle, Suite 200, Hunt Valley, Maryland 21030 ("GRANTEE"), the receipt of which GRANTOR hereby acknowledges, GRANTOR by these presents, does hereby grant, bargain, sell, and convey unto GRANTEE the following-described real estate, lying in the County of Shelby, State of Alabama (the "PROPERTY"):

A parcel of real property located in Shelby County, Alabama, more particularly described on EXHIBIT "A" attached hereto and made a part hereof, together with the hereditaments and appurtenances thereunto belonging and all improvements and fixtures now attached to and used in connection with the Property.

SUBJECT TO THE ITEMS LISTED ON EXHIBIT "B"

To HAVE AND TO HOLD the Property in fee simple to the said GRANTEE, its successors, and assigns, in fee simple absolute forever.

AND GRANTOR does for itself, its successors, and assigns covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of the PROPERTY; that the PROPERTY is free from all encumbrances unless otherwise noted above; that GRANTOR will and its respective successors and assigns, will warrant and defend the right

and title to the PROPERTY unto the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming, by, through or under the said GRANTOR.

Dated this 1st day of February, 2025.

[Signature page follows]

IN WITNESS WHEREOF, GRANTOR has hereto set it hand and seal as of the date set forth above.

GRANDE VIEW PROPERTIES 700, LLC
a Delaware limited liability company

By: [Signature]
Name: Jay Fuquay
Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Tarrant)

I, a Notary Public in and for said County in said State, hereby certify that Jay Fuquay who is named as Authorized Signatory of GRANTOR, has signed to the foregoing instrument and who is known to me or has produced _____ as identification, and has acknowledged before me on this day that, being informed of the contents of the instrument, he/she, in his/her capacity as such Authorized Representative and with full authority, executed the same voluntarily on behalf of and as the act and deed of GRANTOR on this date.

Given under my hand this 1-30, 2026.

[SEAL]

Crystal Maureen Meehan
Notary's Printed Name: C.M. Meehan
Notary Public in and for the State of Texas
My Commission Expires: 8-21-27

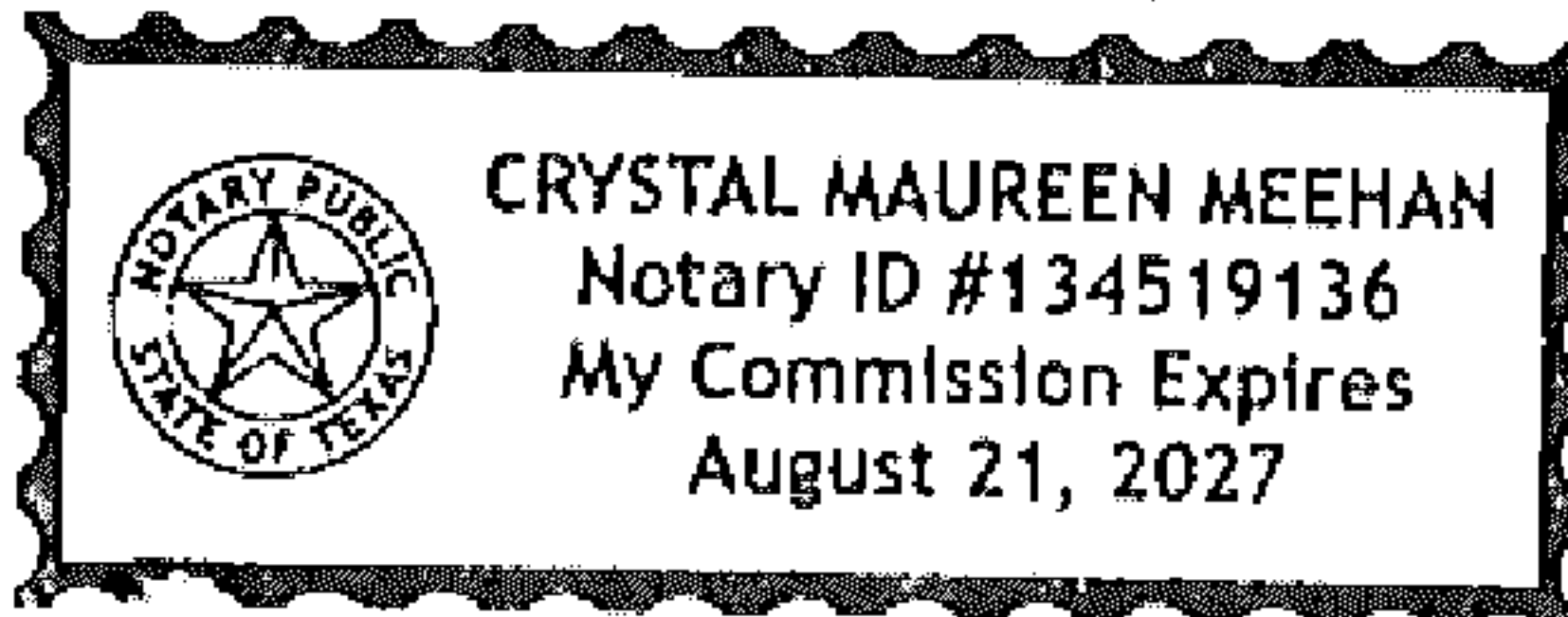


Exhibit A

Legal Description

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

Lot 2D-3A, according to the Southerland Place Resurvey, as recorded in Map Book 25, Page 143, in the Probate Office of Shelby County, Alabama.

APN/Parcel ID(s): 03-9-31-0-002-019.019 and 09-3-06-0-001-001.065

Exhibit B

Permitted Encumbrances

1. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park dated October 17, 1984 and recorded in Book 5, Page 772, First Amendment in Book 177, Page 269, Second Amendment in Instrument 1993-18243, Third Amendment in Instrument 1996-27981, Fourth Amendment in Instrument 1996-28517 in the Office of the Judge of Probate of Shelby County, Alabama.
2. Conveyance of oil, gas and mineral rights in that Deed dated March 21, 1919 in Book 66, Page 34.
3. Matters reflected on that Plan of record in Plat Book 21, Page 92, including but not limited to:
 - (a) 10' utility easement;
 - (b) 35' building setback line;
 - (c) 40' building setback line;
 - (d) 20' storm drainage easement;
4. Matters reflected on that Plan of record of Southerland Place Resurvey in Plat Book 25, Page 143, including but not limited to:
 - (a) 10' utility easement;
 - (b) 35' building setback line;
 - (c) 40' building setback line;
 - (d) 20' storm drainage easement;

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name GRANDE VIEW PROPERTIES 700, LLC
Mailing Address 2102 E. State Hwy 114, Suite 300
Southlake, TX 76092

Grantee's Name OHI PROPCO (AL) BIRMINGHAM - 700 CORPORATE RIDGE RD, LLC
Mailing Address 303 International Circle, Suite 200
Hunt Valley, Maryland 21030

Property Address The Ridge at Grandview
700 Corporate Ridge Rd
Birmingham, Alabama 35242

Date of Sale February 1, 2026
Total Purchase Price \$ 10,278,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 10:53:02 AM
\$10315.00 BRITTANI
20260202000029830



Alexis Boyd

The purchase price or actual value claimed on this form 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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 1, 2026

Print OHI PROPCO (AL) BIRMINGHAM - 700 CORPORATE RIDGE RD, LLC
By Vikas Gupta, Chief Investment Officer

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

Print Form