

18. Right Of Way, recorded in Book 229, Page 922 in the official records of the Judge of Probate of Shelby, Alabama;
19. Right Of Way, recorded in Book 111, Page 397 in the official records of the Judge of Probate of Shelby, Alabama;
20. Right Of Way, recorded in Instrument # 1994-03243 in the official records of the Judge of Probate of Shelby, Alabama;
21. Instrument # 1993-30562 in the official records of the Judge of Probate of Shelby, Alabama;
22. Rights of tenants in possession under unrecorded leases; and
23. Reciprocal Easement Agreement between Birmingham Realty Company and Dotry Enterprises, LLC dated February 12, 2026, and to be recorded in the Probate Records of Shelby County, Alabama.

As a condition of the conveyance hereunder, Grantee acknowledges that the physical and environmental condition of the Property conveyed hereunder has been inspected by Grantee or its duly authorized agent and that the Property is purchased by Grantee as a result of such inspection and not upon any agreement, representation, or warranty made by Grantor. Grantee accepts the physical and environmental condition of the Property "**AS IS, WHERE IS, WITH ALL FAULTS**" and hereby releases Grantor from any liability of any nature arising from or in connection with the physical or environmental condition of the Property. This condition shall constitute a covenant running with the land as against Grantee and all successors in title.

No private right of action shall accrue with respect to the physical or environmental condition of the Property to any subsequent purchaser of the Property, whether by foreclosure or otherwise, due solely to the taking of title to the Property and, by taking such title, any such purchaser does thereby waive any and all right or claim against Grantor, Grantee, or their successors and assigns or any of them, for any costs, loss, damage, or liability such purchaser or its successors and assigns may incur as a result of the physical or environmental condition of the Property or the need or desirability to do any removal, corrective, or remediation work including, but not limited to, in connection with hazardous materials or waste pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Resources Conservation and Recovery Act, as amended, and all regulations thereunder or any similar laws or regulations enacted by the United States of America or the State of Alabama, or any agency or instrumentality of either.

The Property is conveyed "AS IS, WHERE IS, WITH ALL FAULTS", subject to all physical and environmental conditions, and specifically and expressly without any warranties, representations or guaranties of any kind on the part of Grantor concerning the Property, express or implied, except that Grantor will warrant and defend the above against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors and assigns forever.

[The Remainder of this Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed by Grantor's duly authorized representative this 11th day of February, 2026.

GRANTOR:

**BIRMINGHAM REALTY COMPANY,
an Alabama corporation**

By: T. P. Sanford

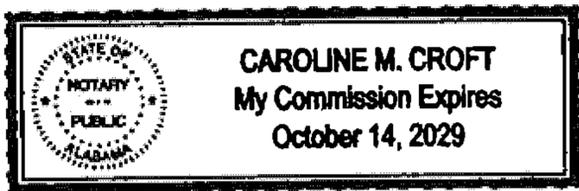
Printed Name: T. Paul Sanford

Its: Chief Financial Officer

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. Paul Sanford, whose name as Chief Financial Officer of **BIRMINGHAM REALTY COMPANY, an Alabama corporation**, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 11th day of February, 2026.



Caroline M. Croft
Notary Public
My Commission Expires: 10/14/2029

This instrument was prepared by:
Jonathan "JT" Thornbury, Esq.
The Barber Companies, Inc.
27 Inverness Center Parkway
Birmingham, Alabama 35242
(205) 795-4704

Exhibit A**Legal Description**

Parcel 1:

Lot 6A, according to that certain Resurvey of Lot 6 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58, Shelby County, Alabama, recorded in Map Book 62, Page 80, Probate Records of Shelby County, Alabama.

Parcel 2:

Commence at a 3" capped rebar in place being the Northwest corner of Section 6, Township 19 South, Range 2 West, Shelby County, Alabama; Thence proceed South 00 degrees 31' 13" East along the West boundary of said quarter-quarter section for a distance 316.12 feet to a 1/2 rebar in place; Thence proceed South 82 degrees 08' 09" East for a distance of 224.28 feet (set 1/2 rebar CA-0114-LS), said point being located on the Easterly right-of-way of Commerce Parkway, said point being the point of beginning. From this point of beginning proceed South 82 degrees 08' 09" East for a distance of 148.96 feet; Thence proceed North 07 degrees 40' 11" East for a distance of 192.48 feet to a point on the Northerly boundary of Lot No. 7 of the Oak Mountain Commerce Place Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 18 at Page 58, said point also being located on the Southerly right-of-way of Commerce Parkway; Thence proceed North 82 degrees 15' 10" West along the North boundary of said Lot No. 7 and along the North boundary of said street for a distance of 147.46 feet to the P. C. of a concave curve left having an arc distance of 35.57 feet and a radius of 25.0 feet; Thence proceed Southwesterly along the right-of-way of Commerce Parkway and along the curvature of said curve for a chord bearing and distance of South 49 degrees 08' 47" West, 32.64 feet to the P. T. of said curve, which is also the P. C. of a concave curve right having an arc distance of 51.79 feet and a radius of 364.93 feet; Thence proceed Southwesterly along the Easterly right-of-way of said Commerce Parkway for a chord bearing and distance of South 03 degrees 40' 15" West, 51.74 feet to the P. T. of said curve; Thence proceed South 00 degrees 25' 36" East along the Easterly right-of-way of said road for a distance of 117.24 feet to the point of beginning.

The above described land being a part of Lot No. 7 of the Oak Mountain Commerce Place Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 18 at Page 58.

Real Estate Sales Validation Form

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

Grantor's Name Birmingham Realty Company
Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242

Grantee's Name Dotry Enterprises, LLC
Mailing Address Attn: Terry Smith
499 Southgate Drive
Pelham, AL 35124

Property Address Part of Parcel ID: 10-9-31-3-001-014.005 &
Part of Parcel ID: 14-3-06-2-001-004.005 Date of Sale February 12, 2026
Total Purchase Price \$2,485,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2026 01:27:50 PM
\$282.50 KELSEY
20260217000044450

Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claim... form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
X 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 2/11/2026

Print Jonathan "JT" Thornberry, Esq.

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one