

EXHIBIT B

FORM OF STATUTORY WARRANTY DEED

Instrument prepared by:
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Mail tax notice to:
Double Oak Community Church
115 Druidwood St
Birmingham AL 35243
Attention: _____

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is made and entered into as of the 25th day of February, 2026 by **EBSCO DEVELOPMENT COMPANY, INC.**, an Alabama corporation ("Grantor"), in favor of **DOUBLE OAK COMMUNITY CHURCH**, an Alabama nonprofit corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), the promises, covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions");

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. Library and fire district dues and assessments for the current year and for all subsequent years thereafter.
3. All easements, restrictions, rights-of-way, reservations and other matters of record, including, specifically, but without limitation: (a) Mt Laurel Town Center Covenants dated as of March 19, 2003 and recorded as Instrument 2003032700018450 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), as amended by First Amendment thereto dated as of June 22, 2004 and recorded as Instrument 20040623000340730 in the Probate Office, as further amended by Second Amendment thereto dated April 5, 2007 and recorded as Instrument 20070405000154820 in the Probate Office, as further amended by Third

Amendment thereto dated October 2, 2025 and recorded as Instrument 20251003000305680 in the aforesaid Probate Office, and as the same may be further amended from time to time, (b) the Mt Laurel Master Deed Restrictions dated as of September 1, 2000 and recorded as Instrument #2000-35579 in the Probate Office, as amended by First Amendment thereto dated as of September 1, 2000 and recorded as Instrument #2000-36270 and re-recorded as Instrument #2000-38859 in the Probate Office, Second Amendment thereto dated as of November 8, 2000 and recorded as Instrument #2000-38860 in the Probate Office, Third Amendment thereto dated as of January 31, 2001 and recorded as Instrument #2001-03681 in the Probate Office, Fourth Amendment thereto dated February 11, 2003 and recorded as Instrument #20030213-000091860 in the Probate Office, Fifth Amendment thereto dated February 28, 2003 and recorded as Instrument #20030327000184530 in the Probate Office, Sixth Amendment thereto dated March 19, 2003 and recorded as Instrument #20030327000184540 in the Probate Office, Seventh Amendment thereto dated May 20, 2003 and recorded as Instrument 20030527000327720 in the Probate Office, Eighth Amendment thereto dated April 13, 2004 and recorded as Instrument 20040413000191810 in the Probate Office, Ninth Amendment thereto dated June 22, 2004 and recorded as Instrument 20040623000340720 in the Probate Office, Tenth Amendment thereto dated October 15, 2004 and recorded as Instrument 20041015000569110 in the Probate Office, Eleventh Amendment Master dated July 13, 2005 and recorded as Instrument 20050714000352130 in the Probate Office, Twelfth Amendment thereto dated December 18, 2006 and recorded as Instrument 20061219000616320 in the Probate Office, Thirteenth Amendment thereto dated May 30, 2007 and recorded as Instrument 20071022000487350 in the Probate Office, Fourteenth Amendment thereto dated July 17, 2008 and recorded as Instrument 20080718000289820 in the Probate Office, Fifteenth Amendment thereto dated December 16, 2008 and recorded as Instrument 20081219000470230 in the Probate Office, Sixteenth Amendment thereto dated November 12, 2009 and recorded as Instrument 20091117000427120 in the Probate Office, and Seventeenth Amendment thereto dated October 18, 2013 and recorded as Instrument 20131021000415550 in the Probate Office, Eighteenth Amendment thereto dated January 13, 2014 and recorded as Instrument 20140113000012710 in the Probate Office, Nineteenth Amendment thereof dated October 1, 2015 and recorded as Instrument 20151002000346630 in the Probate Office and Twentieth Amendment thereto dated October 27, 2015 and recorded as Instrument 201510290003766880 in the Probate Office, as the same may be further amended from time to time (collectively, the "Master Deed Restrictions") and (c) the Mt Laurel Declaration of Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 and recorded as Instrument #2000-35580 in the Probate Office, as amended by First Amendment thereto dated as of September 1, 2000 and recorded as Instrument #2000-36270 and re-recorded as Instrument #2000-38859 in the Probate Office, Second Amendment thereto dated as of November 8, 2000 and recorded as Instrument #2000-38860 in the Probate Office, Third Amendment thereto dated as of January 31, 2001 and recorded as Instrument #2001-03681 in the Probate Office, Fourth Amendment thereto dated February 11, 2003 and recorded as Instrument #20030213000091860 in the Probate Office, Fifth Amendment thereto dated July 28, 2003 and recorded as Instrument #20030327000184530 in the Probate Office, Sixth Amendment thereto dated March 19, 2003 and recorded as Instrument #20030327000184540 in the Probate Office, Seventh Amendment thereto dated May 20, 2003 and recorded as Instrument #20030527000327720 in the Probate Office, Eighth Amendment thereto dated April 13, 2004 and recorded as Instrument 20040413000191810 in the Probate Office, Ninth Amendment thereto dated June 22, 2004 and recorded as Instrument 20040623000340720 in the Probate Office, Tenth

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4. The Mt Laurel Rules and Regulations, as defined in the Declaration, which are available from the Association, as the same may be amended from time to time.

5. The terms, provisions, requirements and regulations set forth in the Mt Laurel Design Code, copies of which are available from the Mt Laurel Design Review Board, as the same may be modified and amended from time to time.

6. Mining and mineral rights not owned by Grantor.

7. The use restrictions and disclaimer of warranties set forth below in this Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and its successors and assigns, that:

1. **Use Restrictions.**

(a) The Property shall at all times be used solely for the purposes of operating a church, including church schools, church family life and recreational facilities (including gyms), church day-care facilities and church offices. Furthermore, in addition to the foregoing, the following restrictions shall be applicable to the Property:

(i) No overnight living accommodations shall be allowed on or within the Property;

(ii) No tents, temporary pavilions, trailers, modular units or similar facilities will be used, placed, operated or maintained on the Property except for temporary construction trailers which may be utilized during the initial construction of any improvements on the Property or during the repair or reconstruction of any improvements on the Property following any casualty; and

(iii) All improvements of any nature to be made to the Property must be approved in the manner set forth in the Master Deed Restrictions and Declaration.

(b) The foregoing use restrictions shall be binding upon Grantee and its successors and assigns and may not be modified or amended in any respect without the prior written consent of Grantor and the then owner of the Property.

2. **No Warranty by Grantor Concerning Condition of Property.**

(a) Grantee has been given the absolute and unfettered right to conduct all inspections, tests, evaluations and investigations of the Property and all improvements thereto as Grantee, in his sole discretion, may determine to be necessary in order to satisfy Grantee of the physical and environmental condition of the Property and all improvements thereto and all other aspects of the Property.

(b) Grantee has assumed full and complete responsibility for the investigation and determination of the suitability of the surface and subsurface conditions of the Property including, without limitation, the existence or presence of any sinkholes, underground mines, tunnels, water channels and limestone formations or deposits on, under, adjacent to or in close proximity with the Property.

(c) Grantee, for itself and its successors and assigns, does hereby accept the Property and all improvements thereto in its AS IS, WHERE IS, WITH ALL FAULTS" condition.

(d) Grantor has not made and does not make any covenants, representations or warranties, either express or implied, regarding (i) the physical condition of the Property or any improvements thereto, (ii) the structural integrity of any improvements situated on the Property, (iii) the suitability or fitness of the Property or any improvements thereto for any intended or specific use, (iv) any matters which would be disclosed by a current and accurate survey of the Property or (v) whether any underground storage tanks or any hazardous or toxic waste, substances or materials (including, but not limited to, asbestos, radon gas, formaldehyde, polychlorinated biphenyls and "black mold" or similar bacterial substances), are currently present or at any time prior to the date hereof have been located in, on, under, upon or adjacent to the Property or any improvements thereto.

(e) Grantee does, for itself and its successors and assigns, hereby irrevocably and unconditionally waive, release and forever discharge Grantor, its agents, employees, officers, directors, shareholders, affiliates, and subsidiaries and their respective

Exhibit "A"
Property Description

Lot 8-04A, according to the Final Plat of Mt Laurel — Phase A — Resurvey of Lots 8-02, 8-03, 8-04, and 8-05, as recorded in Map Book 39, Page 133 in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name EBSCO Development Company, Inc.
Mailing Address 1 Mt Laurel Ave, Ste 205
Birmingham, AL 35242

Grantee's Name Double Oak Community Church
Mailing Address 115 Olmstead St
Birmingham, AL 35242

Property Address Lot 8-04A Olmsted Street
Birmingham, AL 35242

Date of Sale 02/25/2026
Total Purchase Price \$167,268.00
or
Actual Value \$
or
Assessor's Market Value \$

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 2/25/26

Print [Signature]

Unattested Filed and Recorded

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2026 01:37:57 PM
\$207.50 JOANN
20260226000054920

Alvin S. Boyd