

This instrument prepared by:

John W. Clark IV
BAINBRIDGE, MIMS, ROGERS & SMITH, LLP
The SouthState Bank Building
600 Luckie Drive, Suite 415
Birmingham, Alabama 35223
Telephone: 205.879.1100
Facsimile: 205.879.4300

Please assess property in the name of:

Day, LLC
Post Office Box 336
Birmingham, Alabama 35203

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **RMCS2017, LLC**, an Alabama limited liability company (hereinafter "**Grantor**") whose address is: 17 North 20th Street, Suite 300, Birmingham, Alabama 35203 does hereby GRANT, BARGAIN, SELL, AND CONVEY unto **DAY, LLC** (hereinafter "**Grantee**") whose address is Post Office Box 336, Birmingham, Alabama 35203, the following real property situated in Shelby County, Alabama, and described on *Exhibit A* hereto.

SUBJECT TO:

1. Taxes due in 2026 but not yet payable until October 1, 2026.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the property that would be disclosed by an accurate and complete land survey of the property.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
4. Building set back line(s), easement(s) and restrictions, if any, as shown by recorded plat.
5. Any restrictions or reserved rights set forth in the probate records of Shelby County, Alabama, including without limitation those set forth in that certain Quitclaim Deed with Reservations (Instrument #20171122000422350); Acknowledgement of Reserved Rights (Instrument #20171215000448300); and Deed of Conservation Easement (Instrument # 20171215000448310).

TO HAVE AND TO HOLD the Property, unto Grantee, his successors and assigns forever. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrance or any other adverse claim to the property described herein since the date of acquisition thereof by Grantor. This property is not the homestead of Grantor.

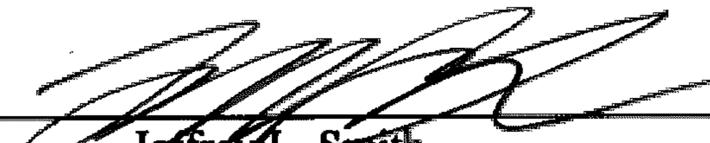
WITNESS my hand and seal this 3rd day of March 2026.

GRANTOR:

RMCS2017, LLC

By: Ballantrae Development
Investors, LLC
As its: Manager

By: JF Management, LLC
As its: Manager

By: 
As its: Manager

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, certify that **Jeffrey L. Smith**, as **Manager** of **JF Management, LLC**, an Alabama limited liability company, as **Manager** of **Ballantrae Development Investors, LLC**, as **Manager** of **RMCS2017, LLC**, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he executed the same voluntarily on the date below for said entity.

Subscribed and sworn to before me on this 3rd day of March 2026.


Notary Public
My Commission Expires: Jan. 30, 2029

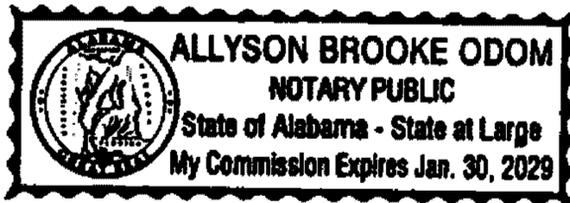


Exhibit A**Property****Parcel 1:**

Tax ID: 14-8-34-1-001-001.000
 14-8-34-2-001-001.001
 14-8-27-4-011-001.002
 14-8-27-4-012-043.001
 14-8-33-0-000-001.029
 14-8-28-4-001-001.004
 14-8-27-3-001-001.005
 14-8-27-3-001-001.006 (a portion of this property)

Legal Description:

A parcel of land situated in the South 1/2 of Section 27, in the Southeast 1/4 of Section 28, in the Northeast 1/4 of Section 33 and in the North 1/4 of Section 34, all in Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 2 West; thence N 88°05'36" W along the South line of said 1/4-1/4 a distance of 2249.48'; thence N 62°40'13" E a distance of 2147.00'; thence N 27°16'51" W a distance of 215.00'; thence S 62°43'09" W a distance of 236.79'; thence N 27°16'51" W a distance of 509.28'; thence N 64°00'41" E a distance of 189.83'; thence N 77°48'43" E a distance of 804.52'; thence S 86°40'33" E a distance of 132.86'; thence S 74°41'53" E a distance of 103.88'; thence S 29°15'05" E a distance of 304.76' to the point of a non tangent curve to the left having a radius of 285.00', a central angle of 9°55'26", and subtended by a chord which bears S 64°16'23" W, a chord distance of 49.30'; thence along said curve an arc distance of 49.36'; thence S 59°18'40" W a distance of 127.04'; to the point of curve to the right having a radius of 515.00', a central angle of 27°26'43", and subtended by a chord which bears S 73°02'01" W, a chord distance of 244.34', thence along said curve an arc distance of 246.69'; thence S 86°45'23" W a distance of 48.38'; to the point of curve to the left having a radius of 1035.00', a central angle of 1°01'47", and subtended by a chord which bears S 86°14'30" W, a chord distance of 18.60'; thence along said curve an arc distance of 18.60'; thence S 04°35'30" E a distance of 70.00'; thence S 08°43'19" E a distance of 145.43'; thence S 02°37'53" W a distance of 625.76'; thence N 76°53'32" E a distance of 1206.99'; thence N 59°45'20" W a distance of 128.77'; thence N 16°28'54" W a distance of 648.46'; thence N 73°22'43" E a distance of 451.31' to the point of curve to the left having a radius of 1030.00', a central angle of 8°56'25", and subtended by a chord which bears N 68°54'31" E, a chord distance of 160.55'; thence along said curve an arc

distance of 160.72'; thence with a reverse curve to the right having a radius of 470.00', a central angle of 12°31'35", and subtended by a chord which bears N 70°42'06" E, a chord distance of 102.55'; thence along said curve an arc distance of 102.75'; thence N 76°57'53" E a distance of 154.85' to the point of curve to the left having a radius of 280.00', a central angle of 34°28'05", and subtended by a chord which bears N 59°43'50" E, a chord distance of 165.91'; thence along said curve an arc distance of 168.44'; thence N 42°29'48" E a distance of 59.30' to the point of curve to the right having a radius of 25.00', a central angle of 81°06'42", and subtended by a chord which bears N 83°03'09" E, a chord distance of 32.51'; thence along said curve an arc distance of 35.39'; thence with a reverse curve to the left having a radius of 325.00', a central angle of 39°03'15", and subtended by a chord which bears S 75°55'08" E, a chord distance of 217.26'; thence along said curve an arc distance of 221.53'; thence N 84°33'14" E a distance of 128.07'; thence S 05°26'46" E a distance of 125.00'; thence N 83°50'29" E a distance of 180.01'; thence N 88°30'38" E a distance of 491.66'; thence S 11°23'03" E a distance of 103.03'; thence S 74°13'57" W a distance of 63.80'; thence S 87°28'09" W a distance of 138.08'; thence S 76°38'02" W a distance of 126.50'; thence S 11°28'34" W a distance of 249.21'; thence S 53°40'55" E a distance of 213.83'; thence N 77°04'20" E a distance of 113.12'; thence N 63°08'53" E a distance of 73.06'; thence N 71°45'31" E a distance of 156.06'; thence N 21°19'06" W a distance of 20.03'; thence N 68°47'45" E a distance of 67.02'; thence N 78°06'08" E a distance of 62.82'; thence N 87°04'06" E a distance of 46.60'; thence S 22°06'38" W a distance of 165.41'; thence S 37°53'22" E a distance of 213.62'; thence N 82°06'38" E a distance of 186.54'; thence N 35°28'47" E a distance of 363.52'; thence N 78°14'17" E a distance of 59.44'; thence N 69°43'09" E a distance of 156.48' to the point of a non tangent curve to the left having a radius of 75.00', a central angle of 86°30'32", and subtended by a chord which bears N 44°08'23" E, a chord distance of 102.79'; thence along said curve an arc distance of 113.24'; thence N 00°53'08" E a distance of 12.12'; thence S 89°06'52" E a distance of 135.00'; thence N 00°53'08" E a distance of 62.73'; thence S 76°50'54" E a distance of 455.75'; thence S 79°31'18" E a distance of 470.77'; thence S 79°31'32" E a distance of 238.89' to the East line of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 141.22'; thence N 89°35'45" W a distance of 208.78'; thence S 00°34'11" E a distance of 208.66'; thence S 89°56'08" E a distance of 209.44' to the East line of the NE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 1088.55' to the SE corner of said 1/4-1/4; thence N 89°07'13" W along the South line of said 1/4-1/4 a distance of 1303.35' to the SW corner of said 1/4-1/4; thence N 89°10'42" W along the South line of the NW 1/4 of the NE 1/4 and along the NE 1/4 of the NW 1/4 of said Section 34 a distance of 2641.07' to the SE corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S 89°51'07" W along the South line of said 1/4-1/4 section a distance of 1343.66' to the Point of Beginning.

Containing 213.3 acres, more or less.

Parcel 2

Tax ID: 14-8-27-3-001-001.006 (a portion of this property)

Legal Description:

A parcel of land situated in the SW 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 87°44'49" E a distance of 1152.75'; thence N 00°08'53" W a distance of 73.49' to the Point of Beginning; then N 16°28'54" W a distance of 153.09' to the point of curve to the right having a radius of 25.00', a central angle of 89°44'08", and subtended by a chord which bears N 28°23'10" E, a chord distance of 35.27', then along said curve an arc distance of 39.15'; then N 73°15'14" E a distance of 213.42' to the point of curve to the left having a radius of 1069.51', a central angle of 8°41'27", and subtended by a chord which bears N 68°54'31" E, a chord distance of 160.55', thence along said curve an arc distance of 160.71' to the point of a reverse curve to the right having a radius of 479.51', a central angle of 12°16'36", and subtended by a chord which bears N 70°42'06" E, a chord distance of 102.55', thence along said curve an arc distance of 102.75'; thence N 76°57'53" E a distance of 11.08'; thence S 15°47'03" E a distance of 189.01'; thence S 72°41'28" W a distance of 509.58' to the Point of Beginning.

Containing 2.1 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name RMCS2017, LLC
Mailing Address 17 N. 20th St, Suite 300
Birmingham, AL 35203

Grantee's Name Day, LLC
Mailing Address PO Box 336
Birmingham, AL 35203

Property Address Acreage in Pelham, AL

Date of Sale 3/3/26
Total Purchase Price \$ 250,000.00
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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 3/3/26

Print Jeffrey L. Smith, Mgr of Mgr of Mgr of Grantor

Unattested

(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2026 03:24:48 PM
\$287.00 PAYGE
20260304000063140

Allie S. Bayl