

EXECUTION VERSION

Note to Clerk: The Purchase Price has been paid out of the proceeds of a purchase money mortgage recorded simultaneously herewith securing the principal amount of \$48,971,000.00.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING, RETURN TO:

Thomas G. Amason III
Balch & Bingham LLP
P.O. Box 306
Birmingham, Alabama 35201-0306

Send Tax Notice To:

SRC RETREAT AT GREYSTONE, LLC
c/o StoneRiver Company, LLC
2151 Highland Avenue South, Suite 200
Birmingham, AL 35205

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 17th day of March, 2026, by PAC RETREAT AT GREYSTONE, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantor"), to SRC RETREAT AT GREYSTONE, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
PAC Retreat at Greystone, LLC
c/o LivCor, LLC
233 South Wacker Drive, Suite 4700
Chicago, Illinois 60606
Attention: Brian Kelly

Grantee's Name and Mailing Address:
SRC Retreat at Greystone, LLC
c/o StoneRiver Company, LLC
2151 Highland Avenue South, Suite 200
Birmingham, AL 35205
Attention: Joseph E. Welden, III

Property Address: 201 Retreat Drive, Birmingham, AL 35242

Date of Sale: March 17, 2026

Purchase Price: \$72,100,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

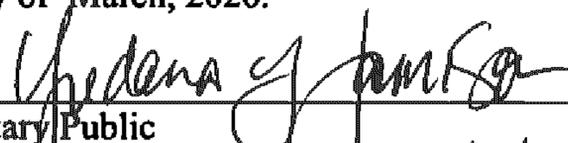
PAC RETREAT AT GREYSTONE, LLC,
a Delaware limited liability company

By: 
Name: Andrew Cassidy
Title: Managing Director and Vice President

STATE OF NEW YORK)
COUNTY OF NEW YORK)

I, Yudana Jamison, a notary public in and for said county in said state, hereby certify that Andrew Cassidy, whose name as Managing Director and Vice President of PAC Retreat at Greystone, LLC, a Delaware limited liability company, 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 such instrument, Andrew Cassidy, as such officer and with full authority, executed the same voluntarily for and as the act of said PAC Retreat at Greystone, LLC.

Given under my hand and official seal this 16 day of March, 2026.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 7/3/26



EXHIBIT A**LEGAL DESCRIPTION**

Lots 1, 3 and 4 and Greystone Oaks Drive, The Retreat at Greystone, as shown on plat recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 44, Page 123.

Said parcel is more particularly described by metes and bounds as follows: All that tract or parcel of land lying and being in the northeast Quarter of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCING AT A 1" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE, FROM THE POINT OF BEGINNING AND NORTHERLY ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 29 ON A BEARING OF NORTH 00 DEGREES 17 MINUTES 39 SECONDS WEST, FOR A DISTANCE OF 221.77 FEET TO A #4 CAPPED REBAR SET ON THE COMMON PROPERTY LINE WITH WATER WORKS SEWER BOARD OF THE CITY OF BIRMINGHAM; THENCE EASTERLY LEAVING THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 29 ALONG SAID COMMON PROPERTY LINE ON A BEARING OF NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 1,329.26 FEET TO A 1" AXLE FOUND; THENCE, SOUTHERLY CONTINUING ALONG SAID COMMON PROPERTY LINE ON A BEARING OF SOUTH 00 DEGREES 10 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 223.99 FEET TO A 1" CRIMPED TOP PIPE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE, SOUTHEASTERLY LEAVING SAID CORNER ON A BEARING OF SOUTH 63 DEGREES 46 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 420.57 FEET TO A #4 CAPPED REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 119; THENCE, SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 119 ON A BEARING OF SOUTH 25 DEGREES 06 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 354.58 FEET TO A #4 REBAR SET ON THE COMMON PROPERTY LINE WITH MORROW GREYSTONE LLC; THENCE, NORTHERLY LEAVING SAID RIGHT-OF-WAY ALONG THE COMMON PROPERTY LINE WITH MORROW GREYSTONE LLC FOLLOWING A CURVE TO THE LEFT WITH AN ARC LENGTH OF 38.99 FEET, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 19 DEGREES 04 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 35.16 FEET TO A #4 CAPPED REBAR SET; THENCE, NORTHWESTERLY ALONG SAID COMMON PROPERTY LINE ON A BEARING OF NORTH 63 DEGREES 45 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 286.63 FEET TO A POINT; THENCE, WESTERLY ALONG SAID COMMON PROPERTY LINE FOLLOWING A CURVE TO THE LEFT WITH AN ARC LENGTH OF 20.28 FEET, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 87 DEGREES 02 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 19.73 FEET TO A POINT; THENCE, WESTERLY ALONG SAID COMMON PROPERTY LINE FOLLOWING A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 102.09 FEET, HAVING A RADIUS OF 55.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 57 DEGREES 09 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 88.05 FEET TO A #4 CAPPED REBAR SET; THENCE, WESTERLY ALONG SAID COMMON PROPERTY LINE ON A BEARING OF SOUTH 86 DEGREES 00 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 4.59 FEET TO A #4 REBAR SET; THENCE, WESTERLY CONTINUING ALONG SAID COMMON PROPERTY LINE ON A BEARING OF SOUTH 25 DEGREES 04 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 244.12 FEET TO A #4 CAPPED REBAR FOUND ON THE COMMON PROPERTY LINE WITH MORROW GREYSTONE LLC AND MORROW BROTHERS LEASING CO; THENCE, SOUTHERLY ALONG THE COMMON PROPERTY LINE WITH MORROW BROTHERS LEASING CO ON A BEARING OF SOUTH 25 DEGREES 02 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 25.02 FEET TO A CAPPED #4 CAPPED REBAR FOUND; THENCE, NORTHWESTERLY ALONG SAID COMMON

PROPERTY LINE ON A BEARING OF NORTH 62 DEGREES 32 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 64.26 FEET TO A #4 CAPPED REBAR SET; THENCE, SOUTHWESTERLY ALONG SAID COMMON PROPERTY LINE ON A BEARING OF SOUTH 24 DEGREES 57 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 257.00 FEET TO A #4 CAPPED REBAR SET; THENCE, SOUTHWESTERLY ALONG SAID COMMON PROPERTY LINE ON A BEARING OF SOUTH 23 DEGREES 10 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 264.22 FEET TO A CAPPED #4 REBAR FOUND ON THE COMMON PROPERTY LINE WITH MORROW BROTHERS LEASING CO AND MORROW BROTHERS LEASING CO C/O WIAB PROPERTIES; THENCE, WESTERLY ON A BEARING OF SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 801.45 FEET TO A 3" CAPPED PIPE FOUND ON THE COMMON PROPERTY LINE WITH JACK HENRY & ASSOCIATES INC; THENCE, NORTHERLY ALONG SAID COMMON PROPERTY LINE ON A BEARING OF NORTH 00 DEGREES 13 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 978.30 FEET TO THE POINT OF BEGINNING

EXHIBIT B
PERMITTED EXCEPTIONS

1. Intentionally deleted.
2. Rights of tenants in possession, under unrecorded leases, with no options to purchase, rights of first offer, rights of first refusal or any similar rights.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. All taxes for the year 2026 and for subsequent years, which are liens, but are not yet due and payable.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B of the Owner's Policy. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.
10. Intentionally deleted.
11. Riparian and other rights created by the fact that subject property lies adjacent to a pond.
12. Right of way to Alabama Gas Corporation, recorded as Instrument No. 1999-00383, of the Probate Records of Shelby County, Alabama.
13. Right of way to Water Works & Sewer Board of Birmingham, recorded as Instrument No. 9908/6040, of the Probate Records of Shelby County, Alabama.
14. Ordinance No. 04-77 approving annexation into the City of Birmingham, recorded as Instrument No. 20040811000452070, of the Probate Records of Shelby County, Alabama.
15. Intentionally deleted
16. Easement granted to Alabama Power Company recorded in Instrument No. 20120926000366260 and Instrument No. 20120926000366270, of the Probate Records of Shelby County, Alabama.
17. Easement recorded as Instrument No. 20131223000487910, of the Probate Records of Shelby County, Alabama.
18. Easement recorded as Instrument No. 20131218000484360, of the Probate Records of Shelby County, Alabama.

19. Grant of Easement in Land for an Underground Subdivision granted to Alabama Power Company recorded in Instrument No. 20141212000391180, of the Probate Records of Shelby County, Alabama.
20. Intentionally deleted.
21. Grant of Easement for Distribution Facilities to Alabama Power Company, recorded as Instrument No. 20120926000366270, of the Probate Records of Shelby County, Alabama.
22. All matters as shown on plat of The Retreat at Greystone, recorded in Map Book 44, Page 123, of the Probate Records of Shelby County, Alabama.
23. Easement for Distribution Facilities in favor of Alabama Power Company, recorded as Instrument No. 20120926000366250, of the Probate Records of Shelby County, Alabama.
24. Easement for Distribution Facilities in favor of Alabama Power Company, recorded as Instrument No. 20120926000366280, of the Probate Records of Shelby County, Alabama.
25. Right of Way Deed in favor of the Alabama Department of Transportation, recorded as Instrument No. 20130409000146110, of the Probate Records of Shelby County, Alabama.
26. Permanent easement in favor of Shelby County, Alabama, recorded as Instrument No. 20130626000262130, of the Probate Records of Shelby County, Alabama.
27. Intentionally deleted.
28. Access Easement Agreement by and between PAC RETREAT AT GREYSTONE, LLC, a Delaware limited liability company, and MORROW-GREYSTONE, LLC, an Alabama limited liability company, as recorded as Instrument No. 20170327000101980, of the Probate Records of Shelby County, Alabama.
29. Declaration of Restrictive Covenants, recorded as Instrument No. 20170327000101990, of the Probate Records of Shelby County, Alabama.
30. The following matters as shown on survey prepared by Bryan A. Shirley PLS No. 28447, of BLEW Surveying Engineering and Environmental, dated January 14, 2026, revised March 13, 2026, signed and certified March 16, 2026, as Surveyor Job No. 25-11915; to wit:
 - a. 25' setback lines along southern boundary lines of the property;
 - b. 8' setback lines along the northeast boundary lines of the property;
 - c. 30' setback lines along northwest boundary lines of the property;
 - d. Affects of that portion of the Land contained within Zone A 100 year Flood Plain;
 - e. Consequences of fence along boundary lines of the property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2026 03:04:49 PM
\$23169.00 JOANN
20260317000077040

Allen S. Bayl