

When Recorded Return To: \_\_\_\_\_  
First American Title Insurance Company  
National Commercial Services  
3031 N. Rocky Point Drive West, Ste. 550  
Tampa, FL 33607  
File No: NCS 235VAL01

Prepared by:

Jackson Walker LLP  
2323 Ross Avenue, Suite 600  
Dallas, Texas 75201  
Attn: Miguel A. Ortiz, Esq.

When Recorded Return To:

M6 Studio Birmingham Pelham USA LLC  
9 The Green, Suite B  
Dover, Delaware 19901

**STATE OF ALABAMA**     )

Send tax notices to:

**SHELBY COUNTY**     )

M6 Studio Birmingham Pelham USA LLC  
9 The Green, Suite B  
Dover, Delaware 19901

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to TIGER BIRMINGHAM SOUTH LLC, a Kansas limited liability company ("Grantor"), by M6 STUDIO BIRMINGHAM PELHAM USA LLC, a Delaware limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to current taxes and other assessments, reservations in patents, and all easements, covenants, restrictions and other matters that may appear of record (the "Exceptions").

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Subject to the Exceptions, Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property 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:	Grantee's Name and Mailing Address:
Tiger Birmingham South LLC 13024 Ballantyne Corporate Place, Suite 1000 Charlotte, North Carolina 28277 Attn: General Counsel	M6 Studio Birmingham Pelham USA LLC 9 The Green, Suite B Dover, Delaware 19901 Attn:


Property Address:	101 Bishop Circle, Pelham, AL 35124
Date of Sale:	
Total Purchase Price:	\$11,024,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

*[Signature(s) on following page(s)]*

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of MARCH 20, 2026.

**GRANTOR:**

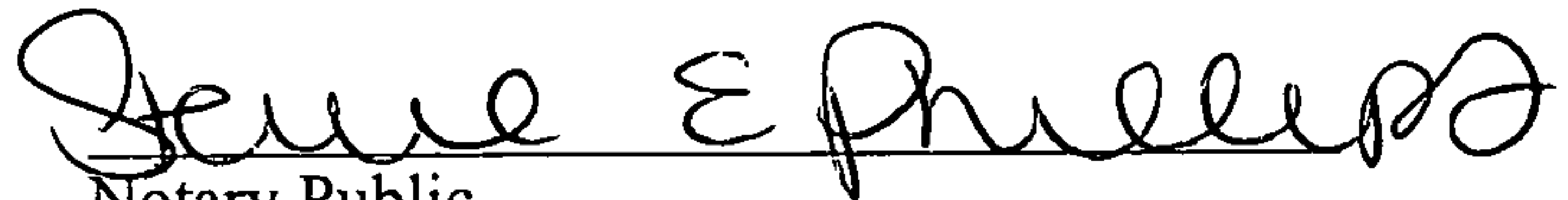
**TIGER BIRMINGHAM SOUTH LLC,**  
a Kansas limited liability company

By:   
Name: Christopher N. Dekle  
Title: Vice President

STATE OF NORTH CAROLINA )  
COUNTY OF MECKLENBURG )

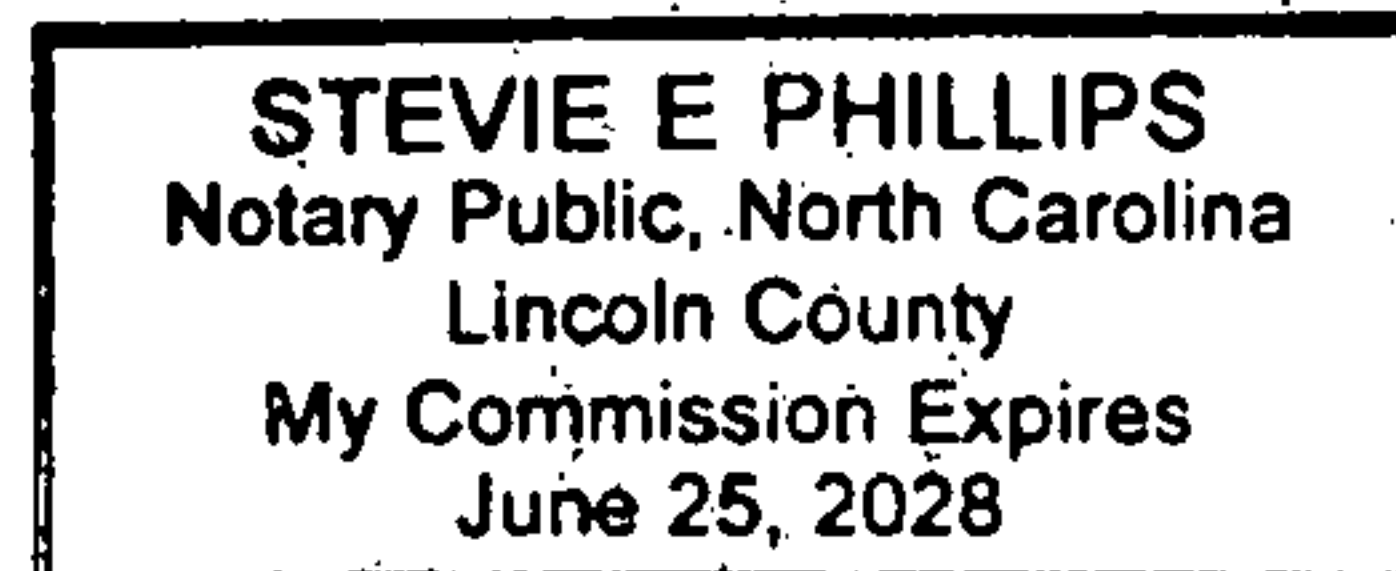
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Christopher N. Dekle, whose name as Vice President of Tiger Birmingham South LLC, a Kansas limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 17 day of MARCH, 2026.

  
Notary Public

AFFIX SEAL

My commission expires: 07-25-2028



**EXHIBIT A****PROPERTY****PARCEL I:**

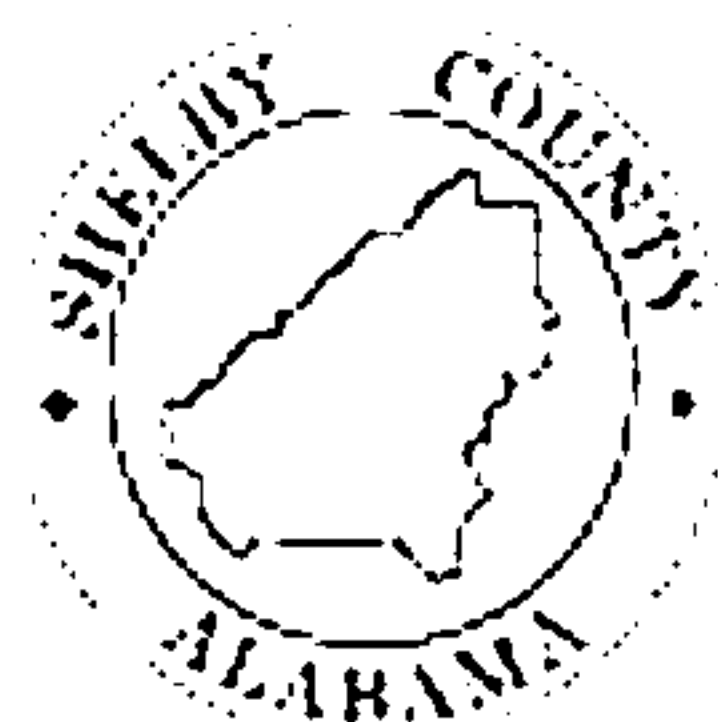
A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUN EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1826.56 FEET; THENCE LEAVING SAID SOUTH LINE TURN AN INTERIOR ANGLE TO THE RIGHT OF 57 DEGREES 00 MINUTES 07 SECONDS AND RUN NORTHWESTERLY DIRECTION FOR A DISTANCE OF 399.97 FEET TO A POINT ON THE NORTHERN-MOST RIGHT OF WAY OF OAK MOUNTAIN PARK ROAD (60 ROW.) SAID POINT BEING A FOUND 5/8" REBAR; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 45 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 192.27 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED SAID POINT BEING A FOUND 5/8" REBAR; THENCE TURN AN EXTERIOR ANGLE TO THE RIGHT OF 85 DEGREES 19 MINUTES 24 SECONDS AND RUN NORTHERLY DIRECTION FOR A DISTANCE OF 280.69 FEET TO A POINT ON THE SOUTHERN-MOST RIGHT OF WAY OF BISHOP CIRCLE, SAID POINT BEING A SET 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 41 SECONDS, A CHORD DISTANCE OF 32.47 FEET, AND AN INTERIOR ANGLE TO THE LEFT TO CHORD OF 144 DEGREES 21 MINUTES 42 SECONDS; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 33.07 FEET TO A SET 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TURNING TO THE RIGHT, SAID CURVE HAVING RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 23 MINUTES 54 SECONDS, AND A CHORD DISTANCE OF 23.90 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 25.62 FEET TO A 5/8" CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 238.68 FEET TO A SET 5/8 CAPPED REBAR STAMPED CA-560-LS, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3599.42 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 05 SECONDS, A CHORD DISTANCE OF 227.25 FEET, AND AN INTERIOR ANGLE TO THE LEFT TO CHORD OF 93 DEGREES 53 MINUTES 53 SECONDS; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 227.09 FEET TO A FOUND 5/8" REBAR, SAID POINT ALSO BEING ON THE AFOREMENTIONED RIGHT OF WAY OF OAK MOUNTAIN PARK ROAD (I-65 SERVICE ROAD); THENCE TURN AN INTERIOR ANGLE TO THE LEFT CHORD OF 124 DEGREES 46 MINUTES 38

SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 132.51 FEET TO A FOUND CONCRETE MONUMENT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 145 DEGREES 56 MINUTES 59 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 164.71 FEET TO A FOUND CONCRETE MONUMENT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 172 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

A 15 FOOT WIDE EXCLUSIVE AND PERPETUAL RETAINING WALL EASEMENT FOR THE BENEFIT OF PARCEL I, AS CREATED BY THAT CERTAIN RETAINING WALL EASEMENT AGREEMENT BY AND BETWEEN NEWCASTLE CONSTRUCTION, INC. AND VALUE PLACE PELHAM, LLC, RECORDED IN INSTRUMENT NO. 20070723000343400 ON JULY 23, 2007 OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED THEREIN.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2026 11:34:26 AM  
\$1469.00 KELSEY  
20260401000094800

*Allen S. Bayl*

Exhibit A to Statutory Warranty Deed – Birmingham - Pelham