

This instrument was prepared by:
Grayson Gause, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1901 Sixth Avenue North
Suite 2600
Birmingham, AL 35203

Send Tax Notice To:
Akin Holdings Tattersall, LLC
LEWOB Holdings, LLC;
REB CGP Holdings, LLC;
CJP Tattersall Exchange, LLC; and
SPA Tattersall, LLC
361 Summit Blvd, Suite 110
Birmingham, AL 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 6th day of April, 2026, by **TATTERSALL CGB LANDCO, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor"), to **Akin Holdings Tattersall, LLC**, an Alabama limited liability company (as to an undivided 25% interest); **LEWOB Holdings, LLC**, a Delaware limited liability company (as to an undivided 26.8% interest); **REB CGP Holdings, LLC**, a Delaware limited liability company (as to an undivided 26.8% interest); **CJP Tattersall Exchange, LLC**, an Alabama limited liability company (as to an undivided 13.4% interest); and **SPA Tattersall, LLC**, an Alabama limited liability company (as to an undivided 8% interest) (collectively hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and no/100 Dollars and (\$10.00) in hand paid by Grantees to Grantors 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 the Grantees, as tenants in common, that certain real property situated in the City of Birmingham, Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to (i) matters of record, (ii) matters that would be disclosed by a current, accurate survey of the Property, (iii) rights of tenants, and (iv) property taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD, to the said Grantees, their successors and assigns forever.

The Grantor does for themselves, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantees, their 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 Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses: Grantees' Name and Mailing Address:

Tattersall CGB Landco, LLC
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Chad J. Post, as agent for Grantees
361 Summit Boulevard, Suite 110
Birmingham, Alabama 35243

Property Address: Tattersall Lane, Birmingham, AL 35242

Assessor's Market Value: \$808,500.00

Date of Sale: Date first set forth above

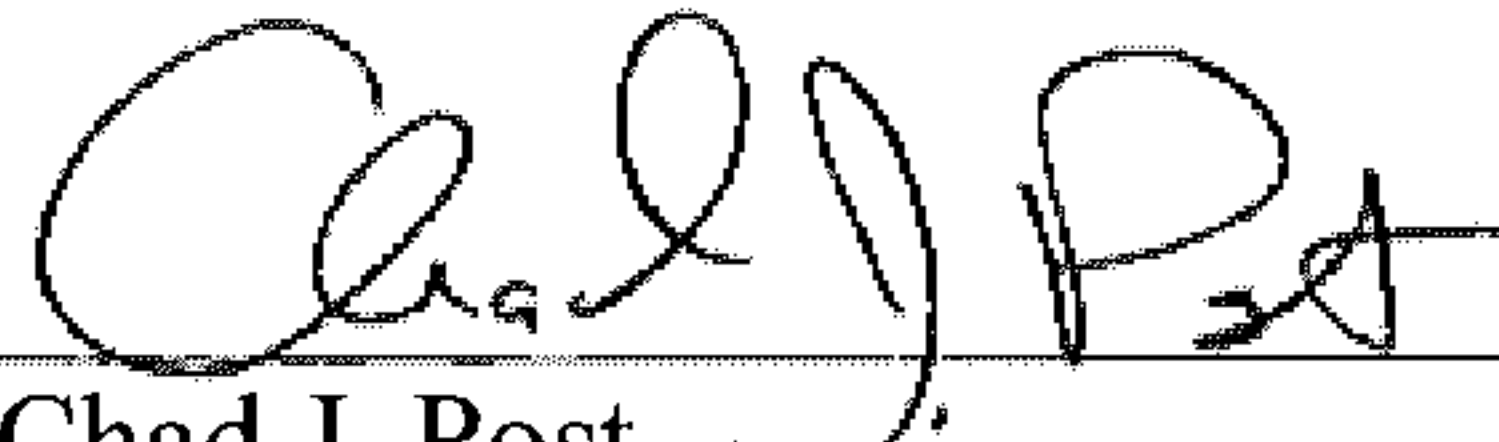
The actual value of the Property can be verified by reference to the assessor's market value.

[Signature pages to follow]

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

GRANTOR:

TATTERSALL CGB LANDCO, LLC,
a Delaware limited liability company

By: 
Name: Chad J. Post
Title: Authorized Agent

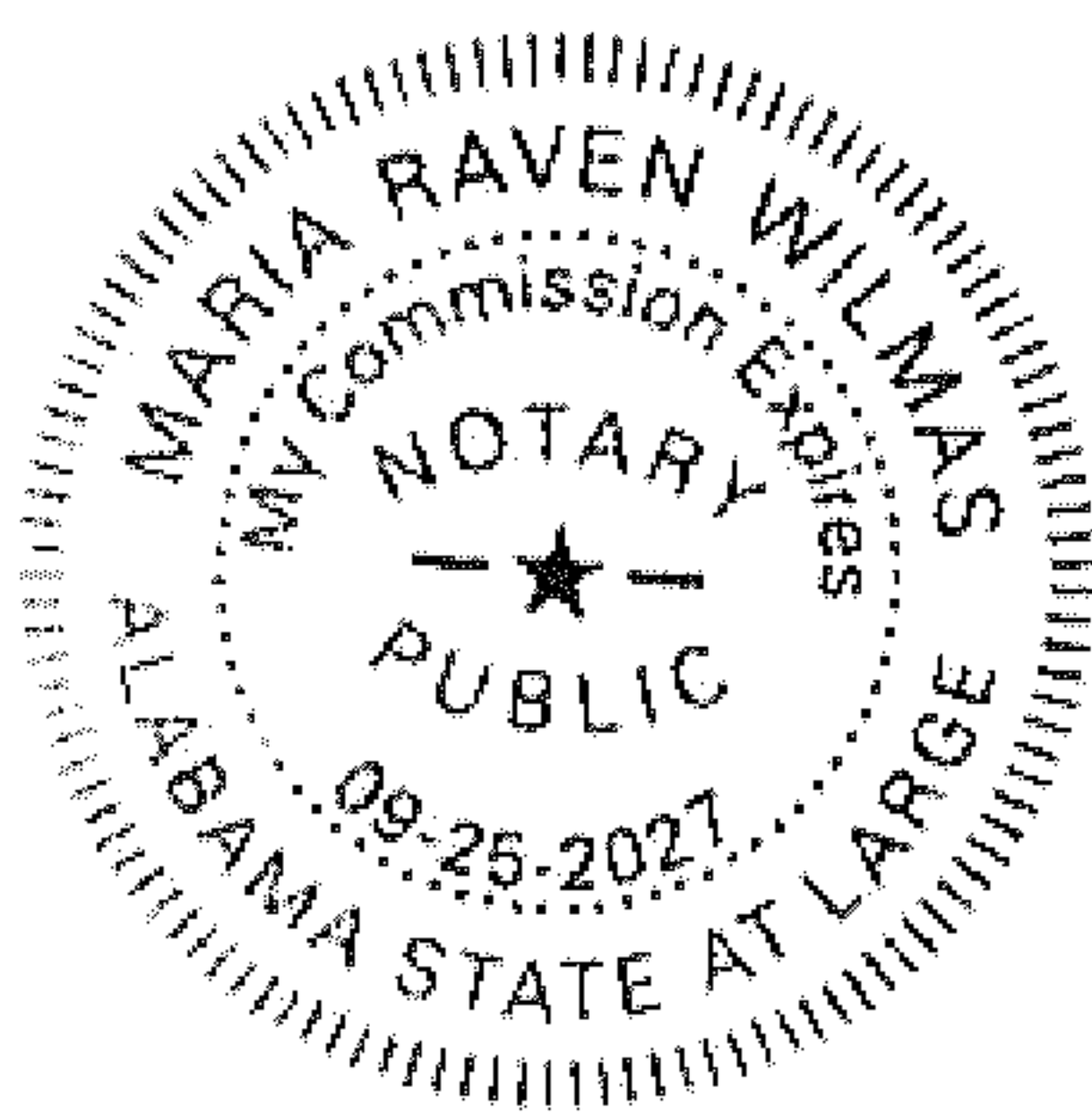
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad J. Post, whose name as Authorized Agent of Tattersall CGB Landco, 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 said instrument, he or she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 6 day of April, 2026.

[SEAL]



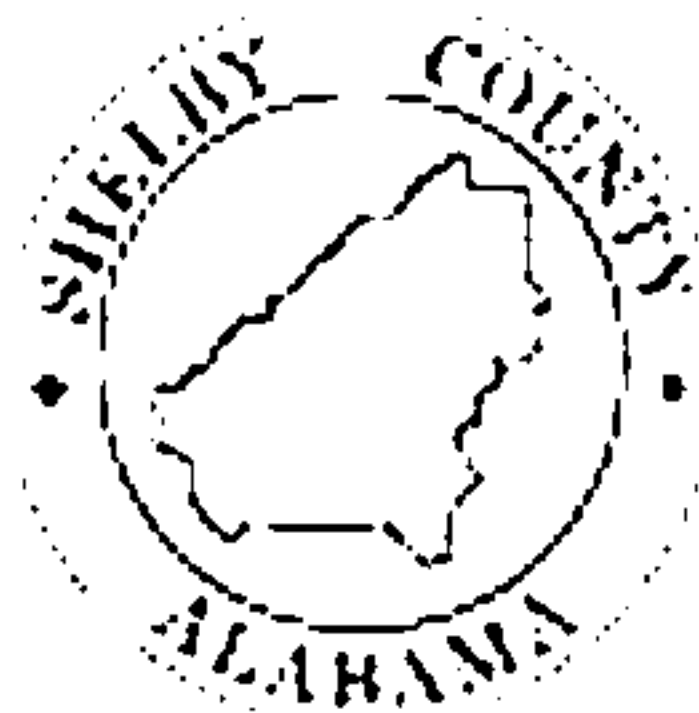

Notary Public

My Commission Expires: 9-25-2027

EXHIBIT A

LEGAL DESCRIPTION

Lot 5-B2B, according to the survey of Tattersall Park Resurvey No. 7 as recorded in Map Book 53, Page 2, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2026 03:28:56 PM
\$842.50 KELSEY
20260406000100920**

Allie S. Bayl