

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	The Barber Companies, Inc.	Grantee's Name	AL Chelsea TAR LLC
Mailing Address	27 Inverness Center Parkway	Mailing Address:	9010 Overlook Boulevard
	Birmingham, AL 35242		Brentwood, TN 37027

Property Address:	Tax Parcel ID:	Date of Sale:	April 8, 2026
	09-8-27-0-001-021.007	Purchase Price:	\$4,350,000.00/Sales Contract
	Chelsea, AL		

This Instrument Prepared By:
Jonathan "JT" Thornbury, Esq.
The Barber Companies, Inc.
27 Inverness Center Parkway
Birmingham, Alabama 35242
(205) 795-4704

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) to the undersigned **THE BARBER COMPANIES, INC.**, an Alabama corporation ("Grantor"), in hand paid by **AL CHELSEA TAR LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, the said Grantor does **GRANT, BARGAIN, SELL AND CONVEY** unto Grantee, and Grantee's heirs, successors and assigns, that certain real estate situated in Jefferson County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property"), subject to, except and reserving those matters set forth on Exhibit B (the "Exceptions").

The Property is conveyed specifically and expressly without any warranties, representations or guaranties of any kind on the part of Grantor concerning the Property, express or implied, except that Grantor shall forever warrant and defend the above against the lawful claims (unless otherwise noted in the Exceptions) of all persons claiming by, through or under Grantor, but not further or otherwise.

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IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed by Grantor's duly authorized representative this 8th day of April, 2026.

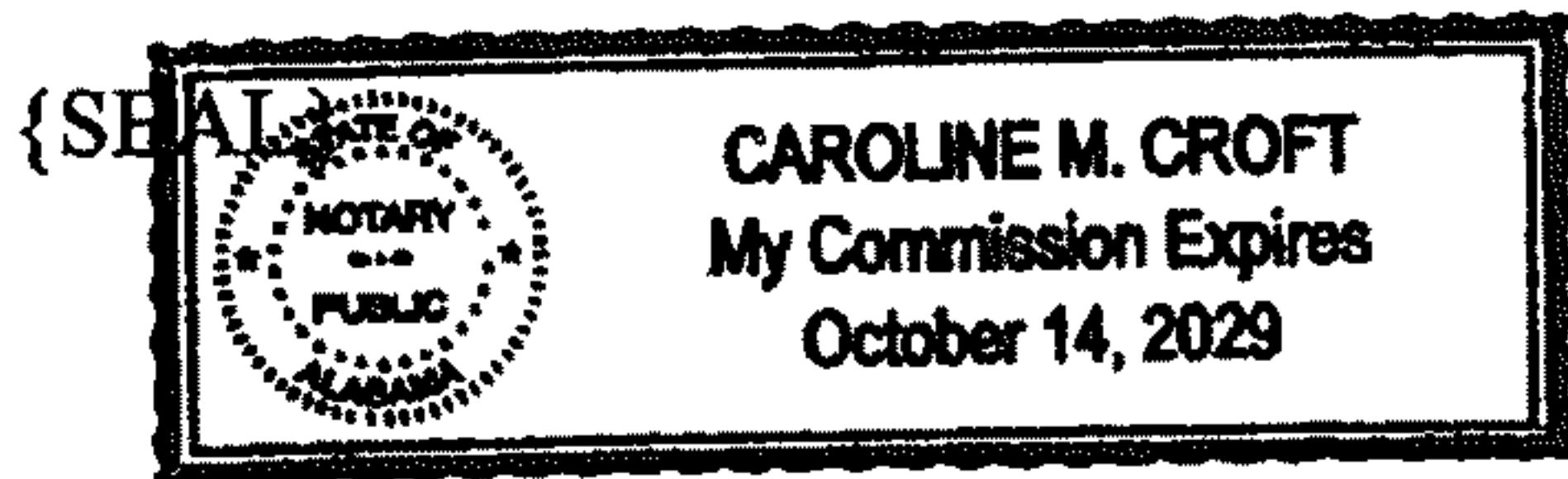
THE BARBER COMPANIES, INC.,
an Alabama corporation

By: *Charles M. Miller, Jr.*
Name: Charles M. Miller, Jr.
Title: President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles M. Miller, Jr., whose name as President of The Barber Companies, an Alabama corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this the 7th day of April, 2026.



Caroline M. Croft
NOTARY PUBLIC
My Commission Expires: 10/14/2029

EXHIBIT A

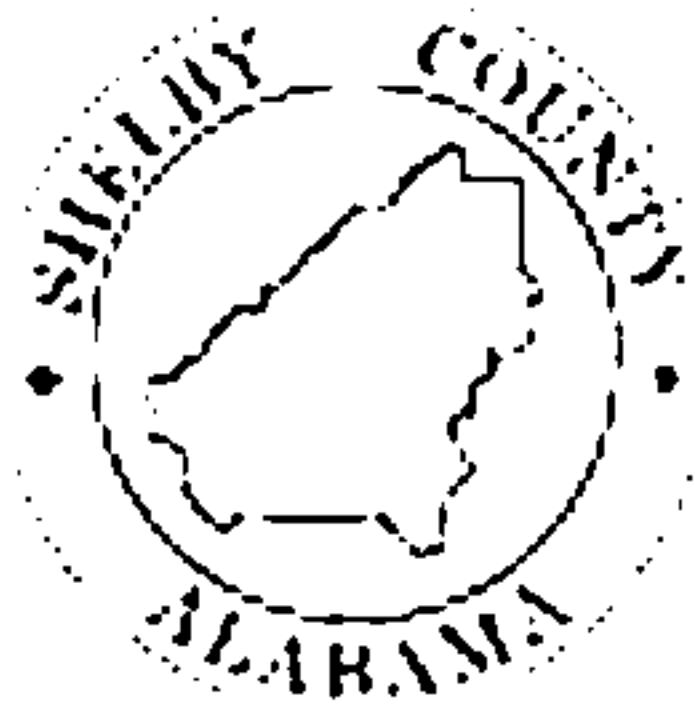
Legal Description of the Land

Lot 2, according to the Survey of Chelsea Corners West, as recorded in Map Book 28, Page 102 in the Office of the Judge of Probate for Shelby County, Alabama, less and except any property previously conveyed to Shelby County, Alabama pursuant to that certain Quitclaim Deed dated as of April 4, 2024, and recorded as Instrument No. 20240412000105840 in the Office of the Judge of Probate for Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Ad valorem real property taxes for the year 2025 and beyond, a lien not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. All reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the Property whatsoever.
4. Matters that would be revealed by an accurate ALTA survey of the Property or that may be shown on any recorded map or plat of the Property, including without limitation the following matters of survey as shown by survey by Derek S. Meadows dated July 9, 2025:
 - a) 40' setback line on North and East sides as shown; and
 - b) Sanitary sewer lines running through property as shown.
5. 10-foot easement on the NW side of Lot 2 as set forth on the Plat of record of Chelsea Corners West, as recorded in Map Book 28, Page 102.
6. Right-of-way granted to Alabama Power Company recorded in Inst No. 2001-09992; Book 218, Page 641; Book 220, Page 335 and Book 102, Page 138; Book 104, Page 525.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Book 320, Page 931.
8. Terms and conditions associated with Declaration of Covenants, Easements and Restrictions appearing of record in Inst. No. 1998-33436.
9. Declaration of Restrictive Covenants recorded in Inst. No. 1998-33231 and amendment recorded in Inst. No. 20241126000366570.
10. 15-foot storm sewer easement and 20-foot sanitary sewer easement as shown on Map Book 27, Page 128.
11. Sanitary Sewer Easement Agreement by and between The Barber Companies, Inc. and Shelby Ridge Utility Systems LLC dated as of April 7, 2026 and recorded shortly prior to the recording of this Statutory Warranty Deed.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2026 08:28:46 AM
\$4381.00 KELSEY
20260409000105040

Allie S. Bayal