

<p>This instrument was prepared by and upon recording should be returned to:</p> <p>Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000</p>	<p>Send Tax Notice To:</p> <p>Avadian Credit Union 1 Riverchase Parkway South Birmingham, Alabama 35244</p>
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STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Sixty Thousand and No/100 Dollars (\$660,000.00) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **AVADIAN CREDIT UNION** ("Grantee"), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the "Property"), to wit:

Lot 10, according to the Resurvey of Lot 2 Limestone Marketplace Subdivision, as recorded in Map Book 39, Page 50, in the Probate Office of Shelby County, Alabama.

The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

TOGETHER WITH all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

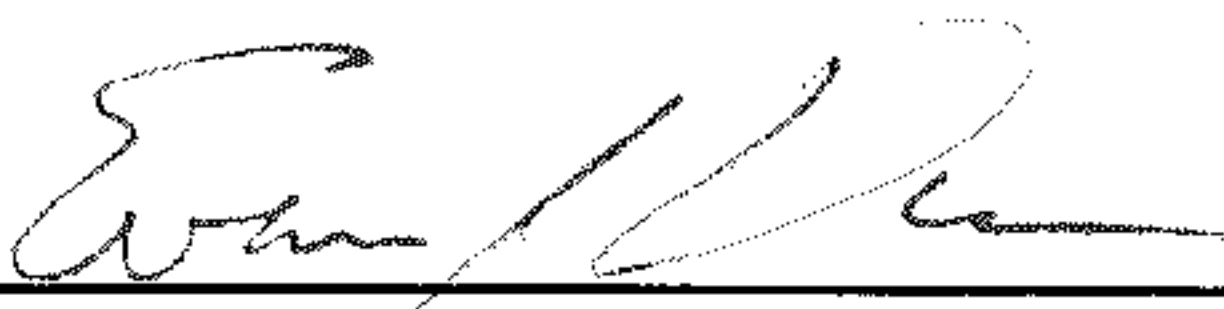
IN WITNESS WHEREOF, Grantor has executed this Deed as of April 8, 2026.

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GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: Dunn Real Estate LLC,
an Alabama limited liability company
Its Sole Member

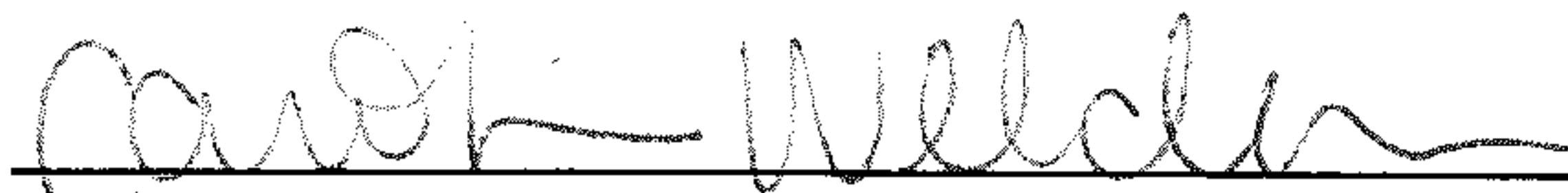
BY: 
Evans J. Dunn
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Evans J. Dunn, whose name as President of Dunn Real Estate LLC, an Alabama limited liability company, the Sole Member of **CALERA COMMONS LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability companies.

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

[NOTARY SEAL]


Notary Public
My commission expires: 1/17/29

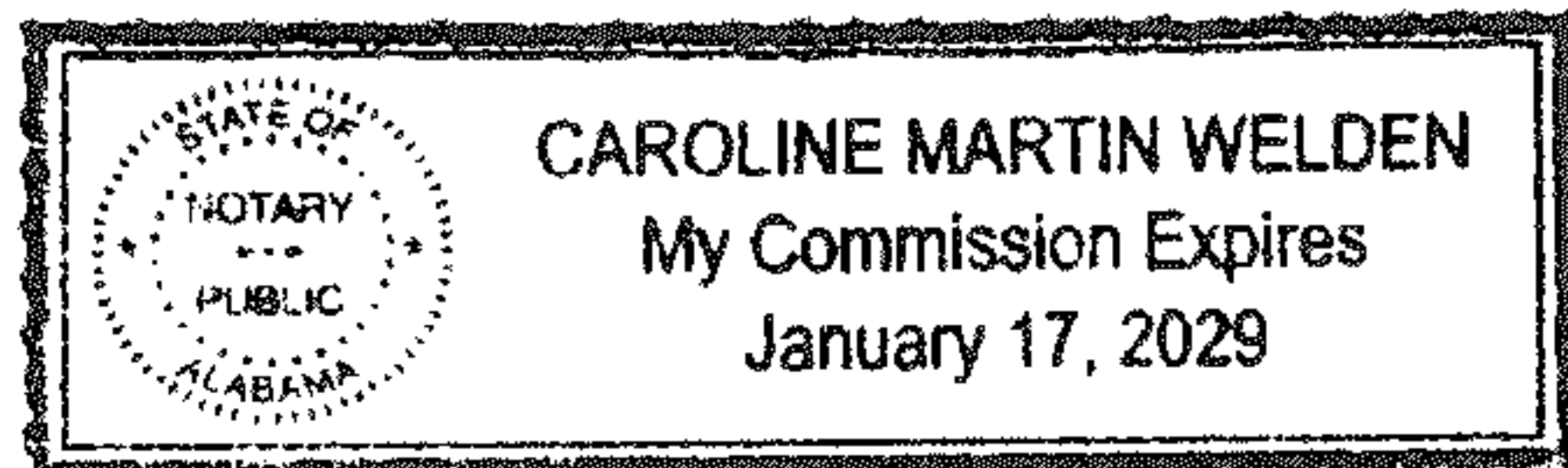


EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.
2. Easements, building lines, notes, restrictions, and setback lines as shown on map recorded in Map Book 39, Page 50, in the Probate Office of Shelby County, Alabama.
3. Limestone Marketplace Declaration of Protective Covenants, filed January 15, 2008, as recorded in Inst. #20080115000020240, as amended by Amendment to Limestone Marketplace Declaration of Protective Covenants, filed September 22, 2022, as recorded in Inst. #20220922000366190, in the Probate Office of Shelby County, Alabama.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20090212000048780 and Inst. No. 20110721000211570.
5. Concrete inlet on Northwesterly property line and easement on southerly property line as shown on survey of James M. Ray last dated February 24, 2026.

