

**Recorded in Public Records 7/31/2026 9:31 AM OR Book 9530 Page 319,
Instrument #2026059245, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$287,000.00**

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 000S009025001004; 000S009025010012; and
000S009025110018

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 31st day of July, 2026 by Florida Power & Light Company, a Florida corporation ("**Grantor**"), having a mailing address at 700 Universe Boulevard, Juno Beach, Florida 33408-0420, to One Energy Plaza, LLC, a Florida limited liability company ("**Grantee**"), having a mailing address at 3201 Dauphin Street, Suite A, Mobile, Alabama 36606.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm and forever specially warrants to Grantee all its right, title, and interest in and to that certain land, situated in Escambia County, Florida and more particularly described on Exhibit A attached hereto and by this reference expressly made a part hereof ("**Property**").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: real property taxes for the current year and all subsequent years, comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority, conditions, restrictions, covenants, reservations and easements of record, if any, but without intent to reimpose same; and further subject to easement(s) from Grantee to Grantor of even date to be recorded simultaneously herewith.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

BY ACCEPTANCE HEREOF, Grantee acknowledges that the Property may be adjacent to real and/or personal property owned by Grantor and used by it as a public utility corporation of the State of Florida, and Grantee accepts the conveyance of the Property with full knowledge and subject to the use of Grantor's adjacent land and/or personal property for such purposes or any other legally authorized use.

[Signature Appears on Following Page]

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Executed in the presence of:

Grantor:

Florida Power & Light Company,
a Florida corporation

By: [Signature]
Scott Bores, President & CEO

[Signature]
Name: Lania V. Zimmer
Post Office Address: 700 Universe Blvd.
Juno Beach, FL 33408

[Signature]
Name: LISA DEWANEY
Post Office Address: 700 Universe Blvd.
Juno Beach, FL 33408

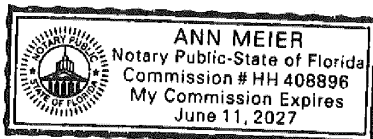
ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2026, by Scott Bores, as President & CEO of Florida Power & Light Company, a Florida corporation, on behalf of the corporation.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Ann Meier
Notary Public, State of Florida
My commission expires: 6-11-2027



☒ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

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Exhibit ALegal Description of the PropertyPARCEL ONE

ALL OF BLOCK 3 OF THE CHASE PLAN OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, LESS THAT PART TAKEN FOR ROAD RIGHT WAY BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1041, PAGE 297, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ALSO

THAT CERTAIN PARCEL OF LAND BOUND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF 11TH AVENUE, ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAGON (COLFAX) STREET, AND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF BAYFRONT PARKWAY, ALL LYING AND BEING IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

AND

ALL OF BLOCK 4, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, LESS THAT TAKEN BY CASE NO. 76-4209 FOR EAST BAYFRONT PARKWAY.

AND

ALL OF BLOCKS 9 AND 10, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

AND

ALL OF BLOCK 12, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

LESS LOTS 1 AND 2, BLOCK 12 AND WITH THE EAST HALF OF VACATED 11TH AVENUE ADJACENT TO LOT 1, BY ORDINANCE 26-84, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906;

AND LESS A TRIANGULAR PORTION OF THE VACATED 12TH AVENUE RIGHT-OF- WAY SOUTH OF SALAMANCA STREET, THE NORTH SIDE OF SAID TRIANGLE BEING COLLINEAR WITH THE SOUTH RIGHT-OF-WAY LINE OF SALAMANCA STREET, SAID NORTH LINE BEING MEASURED WESTERLY A DISTANCE OF 7 FEET FROM THE NORTHWEST CORNER OF BLOCK 11, NEW CITY TRACT, AND THE WEST SIDE OF SAID TRIANGLE BEING COLLINEAR WITH THE EAST RIGHT-OF-WAY LINE OF 12TH AVENUE, SAID WEST SIDE BEING MEASURED SOUTHERLY A DISTANCE OF 10 FEET FROM THE

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NORTHWEST CORNER OF BLOCK 11, NEW CITY TRACT.

AND

ALL OF BLOCK 13, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

AND

A TRIANGULAR PARCEL APPROXIMATELY 31 FEET BY 35 FEET BY 46 FEET LOCATED AT THE EAST SIDE OF THE VACATED 11TH AVENUE AND NORTH RIGHT OF WAY LINE OF BAYFRONT PARKWAY;

AND

A TRIANGULAR PARCEL APPROXIMATELY 33.5 FEET BY 33.5 FEET BY 53 FEET LOCATED AT THE SOUTH SIDE OF THE VACATED COLFAX STREET AND NORTH RIGHT OF WAY LINE OF BAYFRONT PARKWAY;

AND

A TRIANGULAR PARCEL APPROXIMATELY 40 FEET BY 35 FEET BY 53 FEET LOCATED AT THE SOUTH SIDE OF THE VACATED GARDEN STREET AND NORTH RIGHT OF WAY LINE OF BAYFRONT PARKWAY;

AND ALSO

A TRIANGULAR PARCEL APPROXIMATELY 32 FEET BY 26.5 FEET BY 40 FEET LOCATED AT THE EAST SIDE OF THE VACATED 12TH AVENUE AND NORTH RIGHT OF WAY LINE OF BAYFRONT PARKWAY.

PARCEL TWO

LOTS 1 AND 2, BLOCK 12 AND EAST 1/2 OF THE ADJACENT VACATED 11TH AVENUE RIGHT OF WAY, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

PARCEL THREE

ALL OF LOTS 1 THROUGH 8, THE WEST 30 FEET OF LOT 9, ALL OF LOT 11 AND ALL OF LOTS 14 THROUGH 20, ALL LYING IN BLOCK 18, NEW CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.