

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE, & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.

DEERWOOD LAKE LAND COMPANY
C/O CLIFF HINDMAN, TREASURER
81 DEERWOOD LAKE DRIVE,
HARPERSVILLE, ALABAMA 35078

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six hundred nine thousand eight hundred eighty-four Dollars (\$609,884.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rachid M. Rachid**, a married individual (hereinafter referred to as GRANTOR), by **Irfan K. Totonji**, his agent and attorney-in-fact, by virtue of the Power of Attorney attached to that certain General Warranty Deed recorded as Instrument No. 20230928000291090, among the Land Records of Shelby County, Alabama, and the said power of attorney is presently in effect, has not been revoked, and the principal is alive and competent as of the date hereof, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Deerwood Lake Land Company** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See attached Exhibit A.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

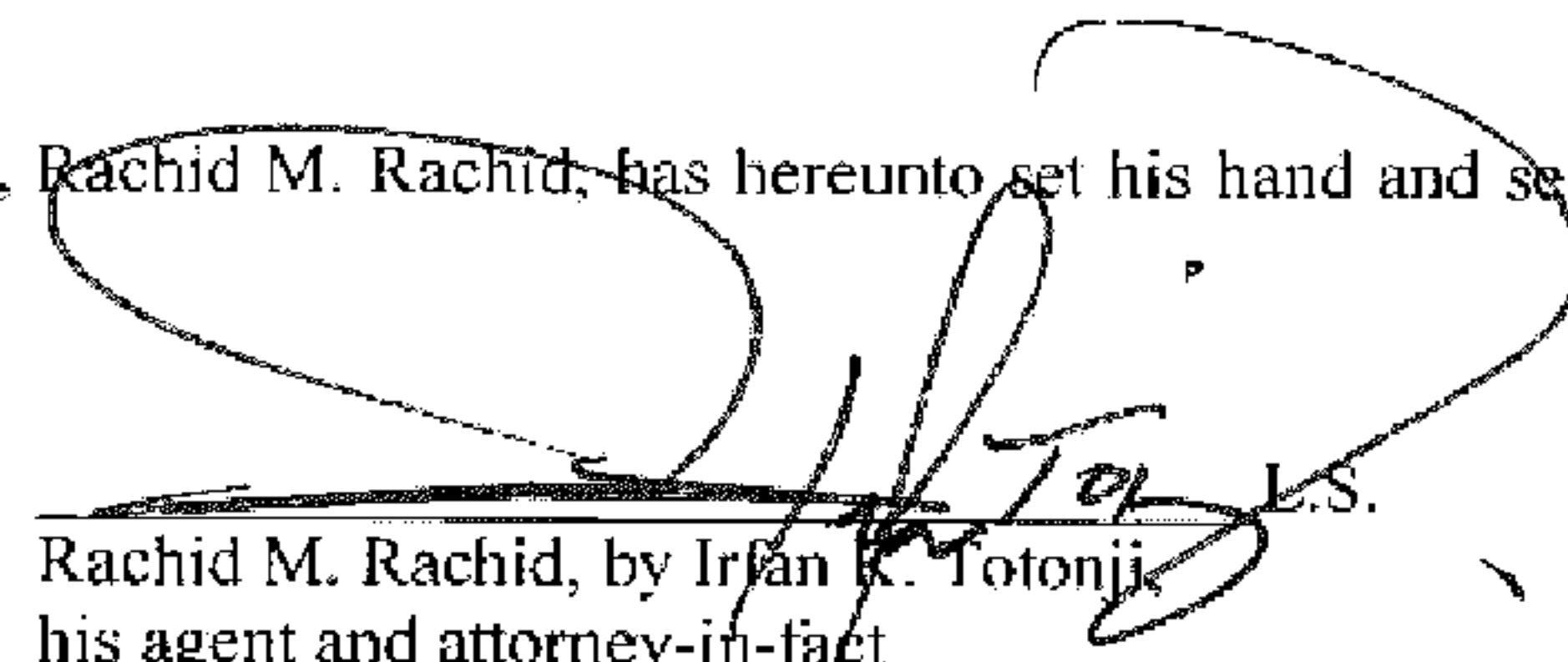
No part of this real property constitutes the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD the tract or parcel of land described in Exhibit A together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereon or belonging to or in any way appertaining unto the said GRANTEE, and its successors and assigns forever;

AND SAID GRANTOR, for said GRANTOR, and for GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth; that GRANTOR has a good and absolute right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

[signature page follows]

IN WITNESS WHEREOF, said GRANTOR, Rachid M. Rachid, has hereunto set his hand and seal
this the 2nd day of January, 2024.


Rachid M. Rachid, by Irfan K. Totonji, L.S.
his agent and attorney-in-fact

COMMONWEALTH OF VIRGINIA)

COUNTY OF Fairfax)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Irfan K. Totonji, as agent and attorney-in-fact for Rachid M. Rachid, an individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of January, 2024.



Ashley Campbell
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 8046105
My Commission Expires
January 31, 2027


NOTARY PUBLIC

My Commission Expires:

January 31, 2027

STATE OF ALABAMA
SHELBY COUNTY

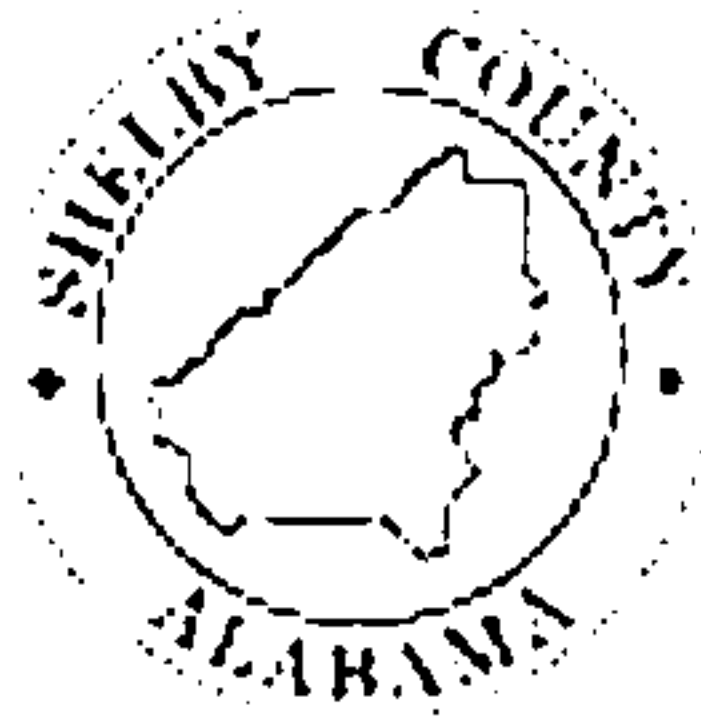
I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a wagon beam in place being the Southeast corner of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 27' 42" West along the South boundary of said Section 18 for a distance of 1282.10 feet to an iron post in place, said point being the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of said Section 18; thence proceed North 01° 17' 42" West along the West boundary of said quarter-quarter section for a distance of 1329.217 feet to a 3" capped pipe in place, said point being the Northwest corner of said quarter-quarter section and said point also being the Southwest corner of the Northeast one-fourth of the Southeast one-fourth; thence proceed North 01° 19' 31" West along the West boundary of said Northeast one-fourth of the Southeast one-fourth for a distance of 1330.62 feet to a 3" capped pipe in place; thence proceed North 89° 47' 36" East along the North boundary of said quarter-quarter section for a distance of 1299.64 feet to a ½" rebar in place (Wegand), said point being the Northeast corner of said Northeast one-fourth of the Southeast one-fourth; thence proceed South 00° 56' 03" East along the East boundary of said Section 18 for a distance of 2652.09 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 18, Township 19 South,, Range 2 East, Shelby County, Alabama and contains 78.69 acres, subject to Colonial Gas Pipeline easement.

According to my survey this the 15th day of December, 2023.

Christopher M. Ray, Ala. Reg. No. 26017
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2024 03:09:25 PM
 \$641.00 JOANN
 20240104000003890

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | Rachid M Rachid | Grantee's Name | Deerwood Lake Land Company, A Corporation |
| Mailing Address | 500 Huntmark Park Drive, Suite 245 Herndon, VA 20170 | Mailing Address | 800 Shades Creek Parkway, Suite 800 Birmingham, AL 35209 |
| Property Address | Harpersville, AL 35078 | Date of Sale | January 03, 2024 |
| | | Total Purchase Price | \$609,848.00 |
| | | or | |
| | | Actual Value | |
| | | or | |
| | | Assessor's Market Value | |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 02, 2024

Print Rachid M Rachid

☐ Unattested

Sign

Rabiya Munawar Faridi Ahmad
 (verified by)

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one
 FOA

Form RT-1