

This Instrument Prepared By:
Samuel D. Friedman, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
WINDSONG FARM AL, LLC
3200 South Kihei Rd.
Kihei, HI 96753

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Million Nine Hundred Thousand and 00/100 Dollars (\$1,900,000.00) and other good and valuable consideration to the undersigned, **LANA D. SWATEK, a married woman**, who is joined in the execution hereof by her husband, **WILLIAM EDWARD SWATEK** (collectively, "Grantor"), in hand paid by **WINDSONG FARM AL, LLC**, a Delaware limited liability company ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

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

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

Grantor hereby covenants and agrees with Grantee and Grantee's successors and assigns that Grantor and Grantor's successors, and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns in fee simple forever.

NOTE: The Property conveyed hereby IS the homestead of the Grantor. William Edward Swatek, the husband of Lana D. Swatek, hereby acknowledges that, at the time of execution of this Deed, he has no fee title to the Property conveyed hereby, and he is executing this instrument solely for the purpose of

complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead, the Property that is the subject of this Deed.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Lana D. Swatek 2810 Cahaba Valley Road Pelham, AL 35124	Windsong Farm AL, LLC 3200 South Kihei Rd. Kihei, HI 96753

Property Address:	2810 Cahaba Valley Road, Pelham, AL 35124
Parcel Nos.:	10-8-28-0-001-042.000 10-8-28-0-001-042.001 10-8-28-0-001-042.002
Date of Sale:	August 9, 2024
Total Purchase Price:	\$1,900,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other

[Remainder of Page Intentionally Left Blank]

9 IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hands and seals on this the day of August, 2024.

"Grantor":

Lana D. Swatek
LANA D. SWATEK

William Edward Swatek
WILLIAM EDWARD SWATEK

STATE OF ALABAMA)

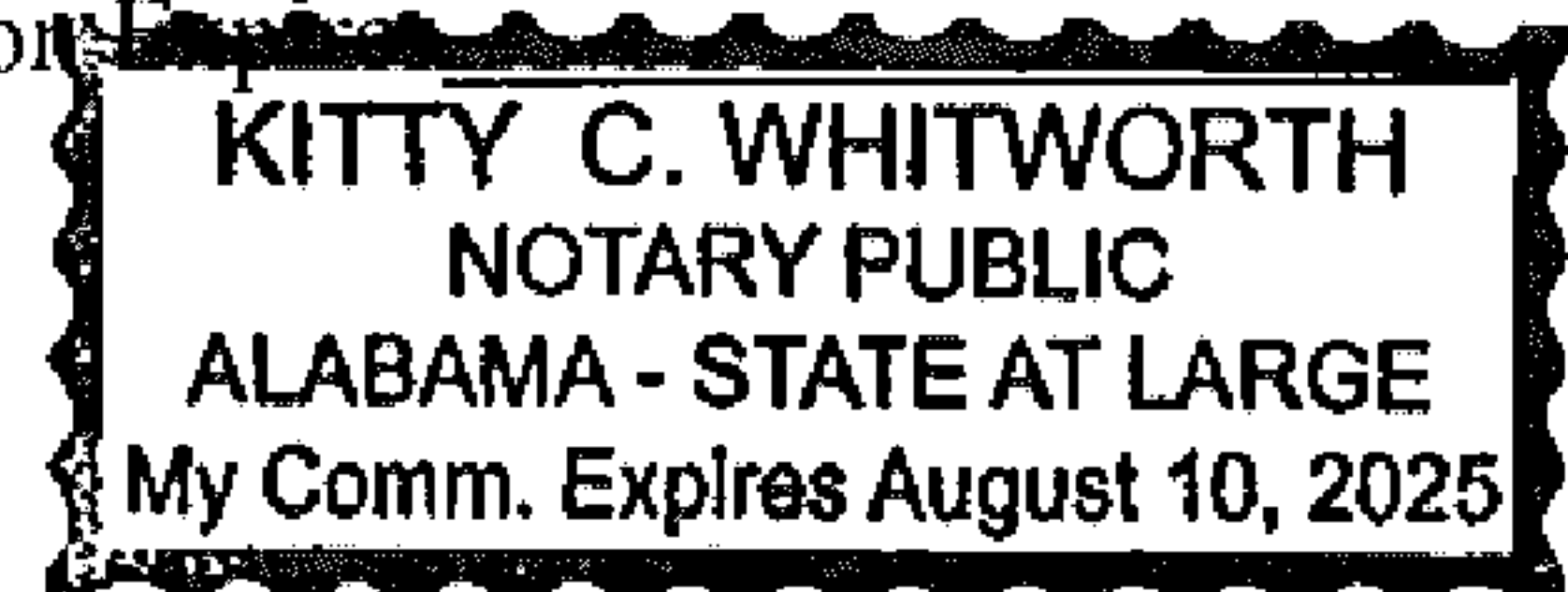
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that LANA D. SWATEK, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 8th day of August, 2024.

[NOTARIAL SEAL]

Kitty C. Whitworth
Notary Public
My Commission Expires



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that WILLIAM EDWARD SWATEK, 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 such conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 8th day of August, 2024.

[NOTARIAL SEAL]

Kitty C. Whitworth
Notary Public
My Commission Expires

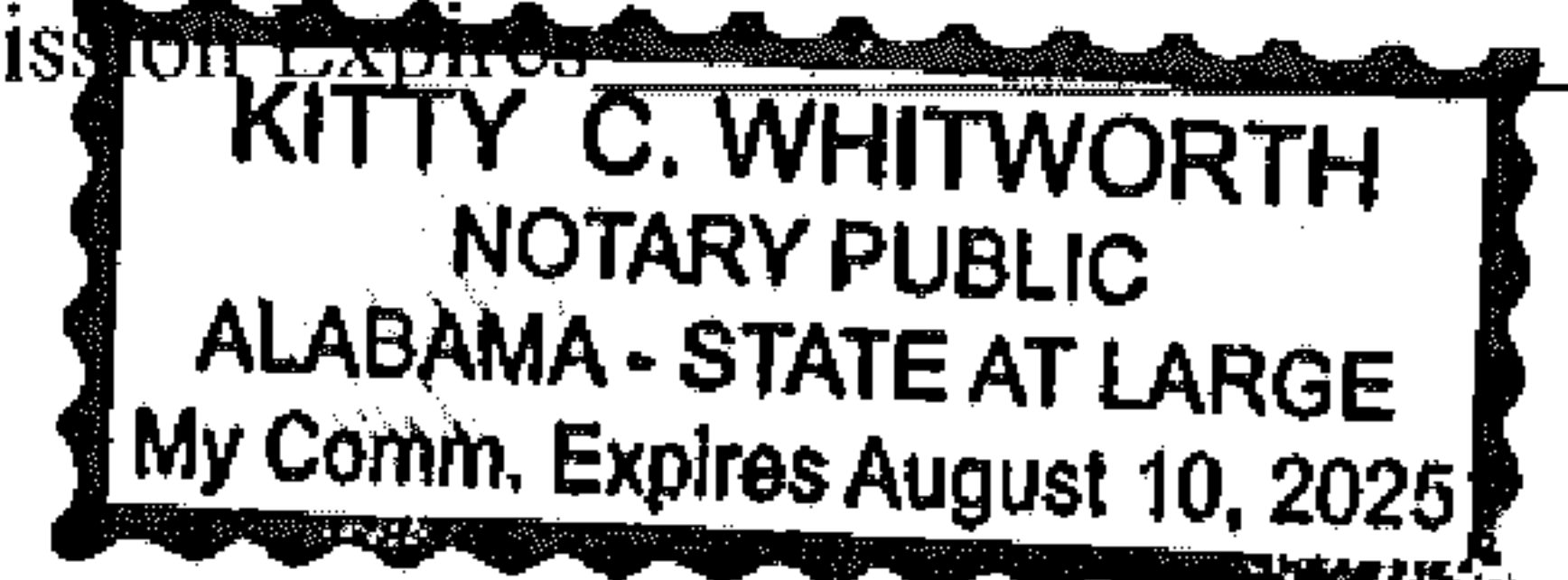


EXHIBIT A**LEGAL DESCRIPTION**

Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 19 South, Range 2 West; thence run North 2 degrees 33 minutes 58 seconds West along the West line of said 1/4 – 1/4 Section for 387.08 feet to the South boundary of the right of way of the Montevallo– Ashville Road; thence North 55 degrees 32 minutes 00 seconds East along the Southern Boundary of said right of way for 228.40 feet; thence South 17 degrees 20 minutes 00 seconds East for 442.95 feet; thence South 11 degrees 56 minutes 30 seconds East for 520 feet; thence South 32 degrees 35 minutes 20 seconds East for 179.96 feet to the center of Cahaba Valley Creek; thence South 34 degrees 33 minutes 20 seconds East for 55.64 feet; thence South 17 degrees 59 minutes 20 seconds East for 745.11 feet to the South line of the Northwest 1/4 of the Southeast 1/4; thence North 89 degrees 37 minutes 17 seconds West along the South line of said 1/4 – 1/4 for 706.76 feet to the Southwest corner of said 1/4 – 1/4; thence North 2 degrees 42 minutes 45 seconds West for 1318.58 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

Also described as:

A parcel of land partially situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at a found concrete monument, said point being the Northwest Corner of Lot 1 according to the map of Maxie Davis Addition to Indian Springs Village as recorded in Map Book 43, Page 77 in the Probate Office of Shelby County, Alabama, said point also lying on the Southeastern right of way of Alabama Highway 119, also known as Cahaba Valley Road; thence leaving said right of way run South 15 degrees 11 minutes 33 seconds East along the Western line of said Lot 1 for a distance of 443.99 feet to a found capped rebar stamped SSI; thence continue along said line for the following calls, run South 09 degrees 50 minutes 58 seconds East for a distance of 231.39 feet to a found ½ inch rebar; thence run South 10 degrees 03 minutes 09 seconds East for a distance of 287.65 feet to a found 5/8 inch rebar; thence run South 30 degrees 24 minutes 16 seconds East for a distance of 133.77 to a set 5/8 inch capped rebar stamped GSA witness monument (Line Iron), thence continue along the last described course for a distance of 47.78 feet to a calculated point lying in the Cahaba Valley Creek; thence run South 32 degrees 22 minutes 16 seconds East for a distance of 55.64 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 16 degrees 11 minutes 59 seconds East and leaving said West line of Lot 1 for a distance of 745.11 feet to a found ½ inch rebar, said point lying on the South Line of the Northwest Quarter of the Southeast Quarter of said Section; thence run North 87 degrees 31 minutes 19 seconds West along the South line of said Quarter Quarter Section for a distance of 705.53 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being the Southwest Corner of said Quarter Quarter Section; thence run North 00 degrees 52 minutes 54 seconds West along the West Line of said Quarter Quarter Section for a distance of 63.04 feet to a found 5/8 inch rebar (Line Iron), thence continue along the last described course for a distance of 1,255.53 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being the Northwest Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence run North 00 degrees 44 minutes 08 seconds West along the West line of the Southwest Quarter of the Northeast Quarter for a distance of 387.08 feet to a found 1 inch open top pipe, said point lying on the Southeastern right of way of Cahaba Valley Road, thence leaving said Quarter Quarter Section line run North 57 degrees 43 minutes 11 seconds East along said right of way for a distance of 229.98 feet to the Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 527; Deed Book 112, Page 510; and Deed Book 190, Page 41.
4. Right of Way to Shelby County as recorded in Deed Book 135, Page 16.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2024 03:08:50 PM
\$1934.00 BRITTANI
20240809000248810

Allen S. Bayl