

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 Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) and other good and valuable consideration to the undersigned, **DANA EVELYN STOCKLI, a married woman** ("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 heirs, personal representatives, 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 does not constitute the homestead of Grantor or her spouse.

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:
Dana Evelyn Stockli 2930 Cahaba Valley Road Pelham, AL 35124	Windsong Farm AL, LLC 3200 South Kihei Rd. Kihei, HI 96753

Property Address:	Acreage off Cahaba Valley Road, Pelham, AL 35124
Parcel Nos.:	10-8-28-0-001-043.005 10-8-28-0-001-043.006
Date of Sale:	August 9, 2024
Total Purchase Price:	\$1,500,000.00
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”:

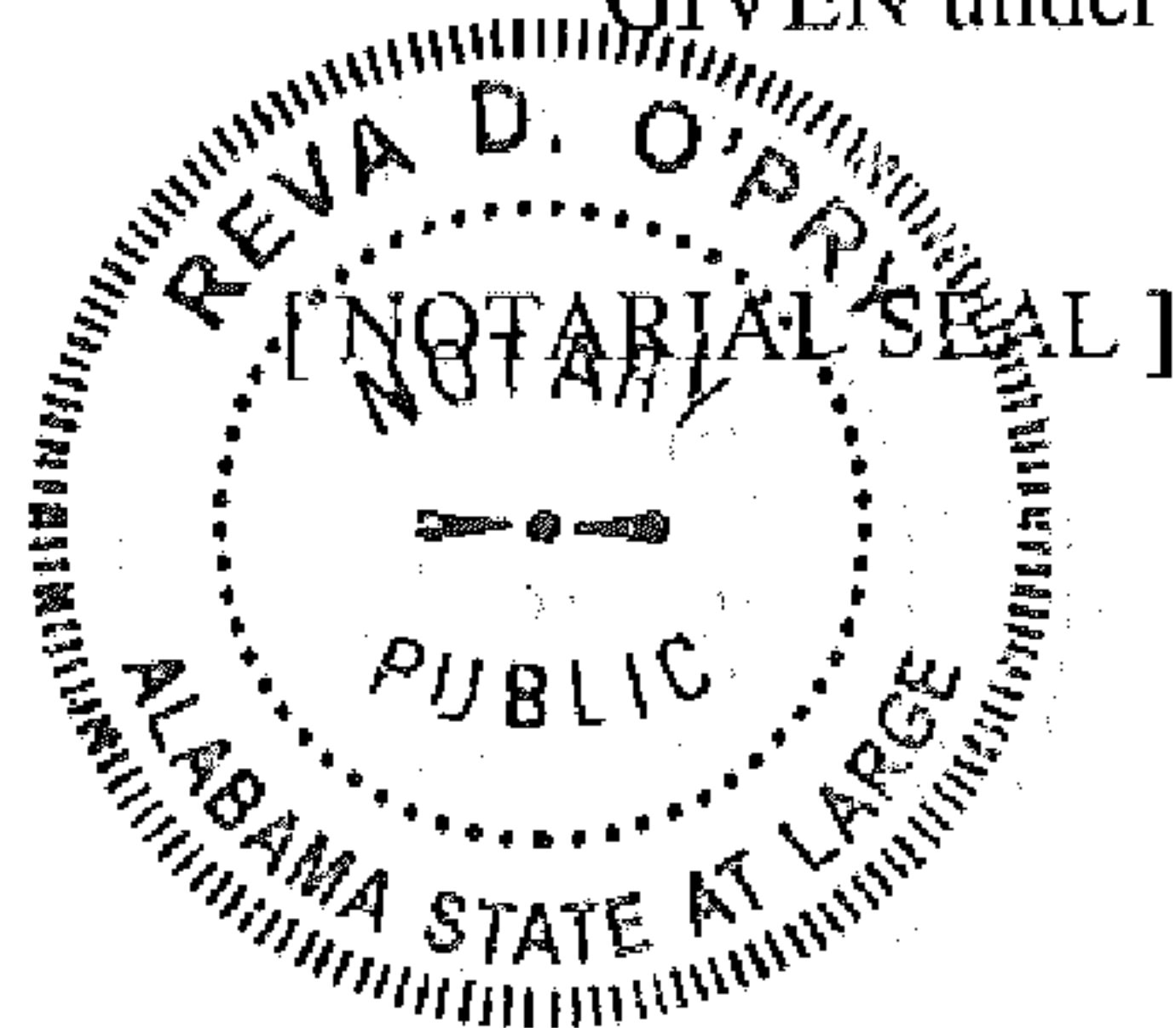
Dana Evelyn Stockli
DANA EVELYN STOCKLI

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that DANA EVELYN STOCKLI, 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 9th day of August, 2024.



Reva D. O'Pray
Notary Public
My Commission Expires MY COMMISSION EXPIRES NOVEMBER 21, 2026

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I:

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, said point also being the point of beginning; thence run North 02 degrees 04 minutes 34 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1247.34 feet to the centerline of Bishop Creek; thence run South 66 degrees 13 minutes 47 seconds West along the centerline of said Bishop Creek for a distance of 482.71 feet; thence run South 43 degrees 47 minutes 48 seconds East for a distance of 20.0 feet; thence South 89 degrees 29 minutes 53 seconds West for a distance of 297.96 feet; thence run South 53 degrees 69 minutes 00 seconds West for a distance of 70.74 feet; thence run South 35 degrees 02 minutes 34 seconds West for a distance of 100.54 feet; thence run South 10 degrees 33 minutes 56 seconds East for a distance of 164.04 feet; thence run South 24 degrees 25 minutes 36 seconds West for a distance of 17.11 feet; thence run South 13 degrees 18 minutes 03 seconds for a distance of 697.93 feet; thence South 84 degrees 52 minutes 10 seconds East and run 614.53 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Lot 1, according to the Survey of Maxie Davis Addition to Indian Springs Village, as recorded in Map Book 43, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel I and II above are also described as:

A parcel of land situated in the East half of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, said parcel being all of Lot 1 according to Maxie Davis Addition to Indian Springs Village recorded in Map Book 43, Page 77 in the Office of Judge of Probate Shelby County, Alabama, along with an acreage parcel, all being more particularly described as follows. Begin at a found concrete monument marking the Northwest corner of the above mentioned Lot 1, said point being on the Southernmost Right of Way of Cahaba Valley Road also known as Alabama Highway 119 (80' Right of Way), said point also being on a curve turning to the right, curve having a radius of 5738.58 feet, a central angle of 01 degrees 29 minutes 50 seconds, a chord bearing of North 58 degrees 22 minutes 36 seconds East, a chord distance of 149.97 feet; thence run along the arc of said curve and along said Right of Way for a distance of 149.97 feet to a found pk nail; thence leaving said Right of Way run South 24 degrees 41 minutes 22 seconds East along the East line of said Lot 1 for a distance of 213.63 feet to a found 1/2 inch rebar; thence run South 08 degrees 04 minutes 50 seconds East along said East line for a distance of 440.22 feet to a found 1/2 inch rebar; thence run North 50 degrees 04 minutes 09 seconds East for a distance of 70.74 feet to a found 1/2 inch rebar; thence run South 46 degrees 49 minutes 51 seconds East along said East line for a distance of 491.38 to a point in the centerline of Cahaba Valley Creek; thence leaving said East line run along said centerline for the following calls: North 85 degrees 25 minutes 35 seconds East for a distance of 93.20 feet to a point; thence North 75 degrees 09 minutes 51 seconds East for a distance of 81.88 feet to a point; thence North 66 degrees 09 minutes 45 seconds East for a distance of 84.19 feet to a point; thence North 54 degrees 12 minutes 36 seconds East for a distance of 236.86 feet to a point on the East line of the Northwest one quarter of the Southeast one quarter above mentioned Section 28; thence leaving said centerline run South 00 degrees 47 minutes 31 seconds East along said quarter-quarter line for a distance of 1242.14 feet to a found crimped pipe

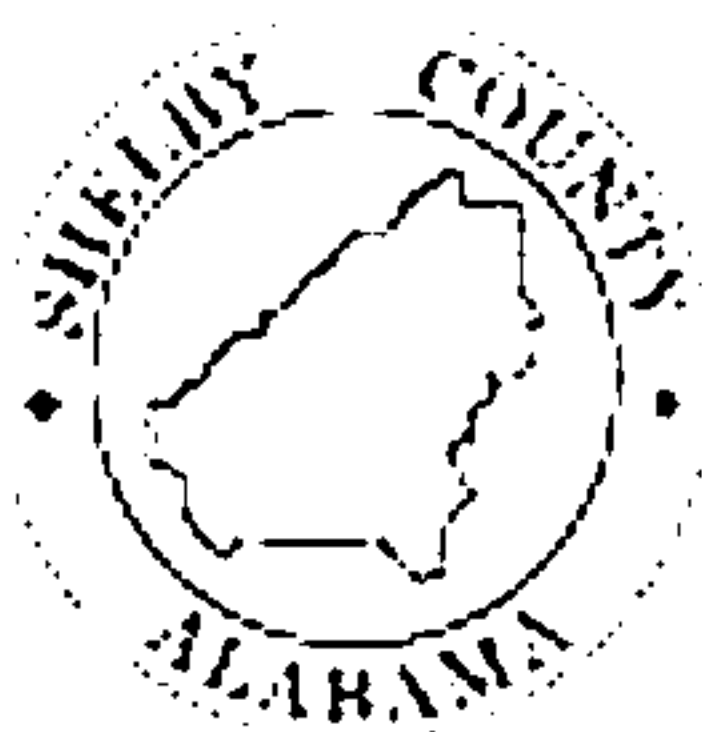
marking the Southeast corner of said quarter-quarter; thence run North 87 degrees 43 minutes 34 seconds West along the South line of said quarter-quarter for a distance of 614.60 feet to a found 1/2 inch rebar; thence leaving said South line run North 16 degrees 11 minutes 59 seconds West for a distance of 745.11 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 32 degrees 22 minutes 16 seconds West for a distance of 55.64 feet to a calculated point in the above mentioned Cahaba Valley Creek, thence run North 30 degrees 24 minutes 16 seconds West for a distance of 47.78 feet to a set 5/8 inch capped rebar stamped witness monument lying 47.78 feet Northwest of said calculated point; thence continue along the last described course for a distance of 133.77 feet to a found 5/8 inch capped rebar; thence run North 10 degrees 03 minutes 09 seconds West for a distance of 287.65 feet to a found 1/2 inch rebar; thence run North 09 degrees 50 minutes 58 seconds West for a distance of 231.39 feet to a found capped rebar stamped SSI; thence run North 15 degrees 11 minutes 33 seconds West for a distance of 443.99 feet to the POINT OF BEGINNING.

Said parcel contains all of Lot 1, according to the Survey of Maxie Davis Addition to Indian Springs Village, as recorded in Map Book 43, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

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. Matters reflected on recorded plat.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 527 and Deed Book 112, Page 510.
5. Right of Way granted to Shelby County as recorded in Deed Book 135, Page 14 and Deed Book 135, Page 16.
6. Agreement recorded in Volume 231, Page 592.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2024 08:05:11 AM
\$1537.00 JOANN
20240812000249020

Allen S. Bayl