

Send tax notice to:
Forestar (USA) Real Estate Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006
Attention: Property Tax
Phone: (817) 769-1860, ext. 1866

This instrument prepared by and
record and return to:
Angie Godwin McEwen
Butler Snow LLP
1819 5th Avenue North, Suite 1000
Birmingham, Alabama 35203
(205) 297-2200

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MUTUAL SAVINGS CREDIT UNION**, an Alabama state credit union (the “Grantor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation (“Grantee”), all right, title, and interest in and to the real property and improvements thereon, situated in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto:

Subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable;
2. Mineral and mining rights not owned by Grantor;
3. Less and except any portion of subject properties which may lie within the boundaries of Alabama Highway 70, as shown on the survey of Rodney Keith Cunningham, Project No. FORE0002, dated October 30, 2024;
4. Subject to conveyance to the State of Alabama as described in Real Record 121, Page 789, in the Office of the Judge of Probate of Shelby County, Alabama, and as shown on the survey of Rodney Keith Cunningham, Project No. FORE0002, dated October 30, 2024; and
5. Wetlands streams as marked by Environmental Inc., as shown on the survey of Rodney Keith Cunningham, Project No. FORE0002, dated October 30, 2024;

(the “Property”).

And Grantor does for itself, and its successors and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantor and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns, forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	Mutual Savings Credit Union
Grantor's Address:	2040 Valleydale Road, Birmingham, Alabama 35244
Grantee:	Forestar (USA) Real Estate Group Inc.
Grantee's Address:	3330 Cumberland Boulevard SE, Suite 275 Atlanta, Georgia 30339
Tax Parcel ID No.:	22-7-35-4-001-004.000 (part of) 22-7-36-0-000-004.000 (entire tax parcel) 22-7-36-0-000-005.000 (part of)
Purchase Price:	\$330,000.00

The purchase price can be verified by the Closing Statement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed this 14th day of November, 2024.

GRANTOR:

MUTUAL SAVINGS CREDIT UNION

By: [Signature]

Name: Kendall Speed

Its: CEO

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kendall Speed, whose name as CEO of **Mutual Savings Credit Union**, an Alabama state credit union, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for an as the act of said credit union on the day the same bears date.

GIVEN under my hand and official seal this 14th day of November 2024.

[Signature]
Notary Public
My Commission Expires: 2.23.28

EXHIBIT "A"**Legal Description**

A parcel of land situated in Sections 35 and 36, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" rebar capped R & G at the NE corner of the NE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 2 West, Shelby County, Alabama; thence N 88°25'34" W along the north line of said 1/4-1/4 section a distance of 26.68 feet to a point; thence S 00°14'59" E leaving said 1/4-1/4 section line a distance of 134.08 feet to a point of non-tangent curve to the left having a central angle of 01°06'18" and a radius of 330.00 feet, said curve subtended by a chord bearing S 89°11'52" W and a chord distance of 6.36 feet; thence along the arc of said curve a distance of 6.36 feet to a point; thence S 88°38'43" W a distance of 7.96 feet to a point; thence S 01°21'17" E a distance of 190.25 feet to a point; thence S 89°07'26" W a distance of 4.53 feet to a point; thence S 00°02'48" W a distance of 195.27 feet to a point; thence S 89°57'12" E a distance of 9.49 feet to a point; thence S 00°02'48" W a distance of 130.00 feet to a point; thence S 89°57'12" E a distance of 517.88 feet to a point; thence N 88°17'52" E a distance of 49.20 feet to a point; thence N 85°25'17" E a distance of 17.50 feet to a point; thence N 81°48'29" E a distance of 65.71 feet to a point; thence N 78°38'32" E a distance of 145.58 feet to a point; thence N 11°21'41" W a distance of 45.00 feet to a point; thence N 78°38'19" E a distance of 125.00 feet to a point; thence S 11°21'41" E a distance of 40.00 feet to a point; thence N 78°38'19" E a distance of 85.34 feet to a point; thence N 11°21'41" W a distance of 40.00 feet to a point; thence N 78°38'19" E a distance of 185.00 feet to a point; thence N 11°21'41" W a distance of 51.16 feet to a point; thence N 78°38'19" E a distance of 125.00 feet to a point; thence S 89°07'27" E a distance of 78.30 feet to a point on the east line of the NW 1/4 of the SW 1/4 of Section 36; thence N 00°52'33" E along the east line of said 1/4-1/4 section a distance of 381.52 feet to a 1/2" rebar capped Carr at the base of a disturbed 3" capped pipe at the SE corner of the SW 1/4 of the NW 1/4 of said section; thence N 00°01'03" E along the east line of said 1/4-1/4 section a distance of 974.71 feet to a 1/2" rebar capped R & G; thence N 88°58'38" W leaving said 1/4-1/4 line a distance of 1121.32 feet to a 1/2" rebar capped R & G; thence N 00°04'14" W a distance of 148.06 feet to a 1/2" rebar capped R & G; thence N 19°12'45" W a distance of 183.47 feet to a 1/2" rebar capped EDG on the southerly right of way of Alabama Highway 70; thence S 67°27'52" W along said right of way a distance of 166.54 feet to a 1/2" rebar capped EDG on the west line of the SW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00°03'14" W leaving said right of way and along said 1/4-1/4 section line a distance of 1220.58 feet to the POINT OF BEGINNING.

89326541.v1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2024 08:10:55 AM
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Allen S. Bayl