

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 5<sup>th</sup> 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 **DAVID S. MARTIN and SARA C. MARTIN**, husband and wife and residents of the State of Alabama (the "Grantors"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do 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 Grantors; and
3. Construction and Grading Easement Agreement by and between David S. Martin and Sara C. Martin and Forestar (USA) Real Estate Group Inc., a Delaware corporation, recorded in Instrument 20241120000359590 in the Office of the Judge of Probate of Shelby County, Alabama;

(the "Property").

And Grantors do for themselves, and their heirs and assigns, covenant with Grantee and its successors and assigns, that Grantors are lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantors and their heirs 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 Grantors, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantors.

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

Grantors and Grantee are the owners of adjacent parcels of real property located in Shelby County, Alabama, with Grantors' parcel being evidenced by the deed recorded as Instrument 20230203000029180, and the Grantee's property being evidenced by deed recorded as Instrument 20241120000359580, all as recorded with the Office of the Judge of Probate of Shelby County, Alabama. Prior to the conveyance effectuated by this Statutory Warranty Deed, some question had arisen as to the correct location of boundary irons and the true dividing line between the Grantors' property and the Grantee property. The Property described in this Statutory Warranty Deed is being conveyed to clarify and firmly establish the boundary between the Grantors' property and the Grantee's property.

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:	David S. Martin and Sara C. Martin
Grantor's Address:	1225 Willow Creek Place, Alabaster, AL 35007
Grantee:	Forestar (USA) Real Estate Group Inc.
Grantee's Address:	2221 E. Lamar Blvd., Ste. 790 Arlington, TX 76006
Tax Parcel ID No.:	22-7-36-0-000-004.001 (part of)
Purchase Price:	\$5,000.00

The purchase price can be verified by the Real Estate Purchase Agreement.

**[SIGNATURES ON FOLLOWING PAGE]**

[ Signature page to Statutory Warranty Deed ]

IN WITNESS WHEREOF, Grantors have caused this Statutory Warranty Deed to be executed this 17<sup>th</sup> day of March, 2025.

GRANTORS:

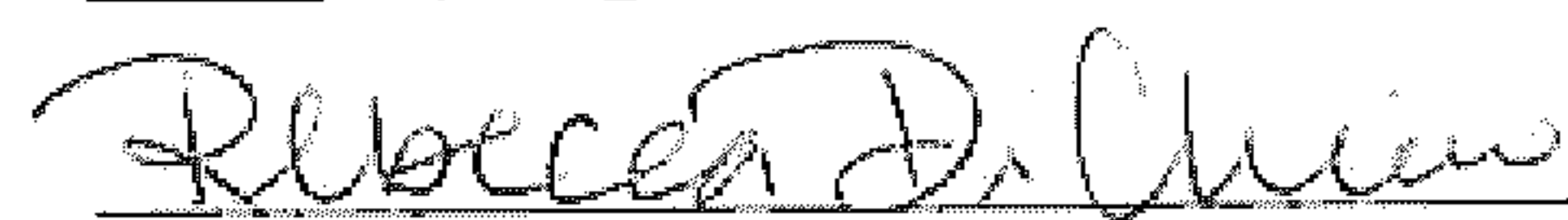
  
David S. Martin

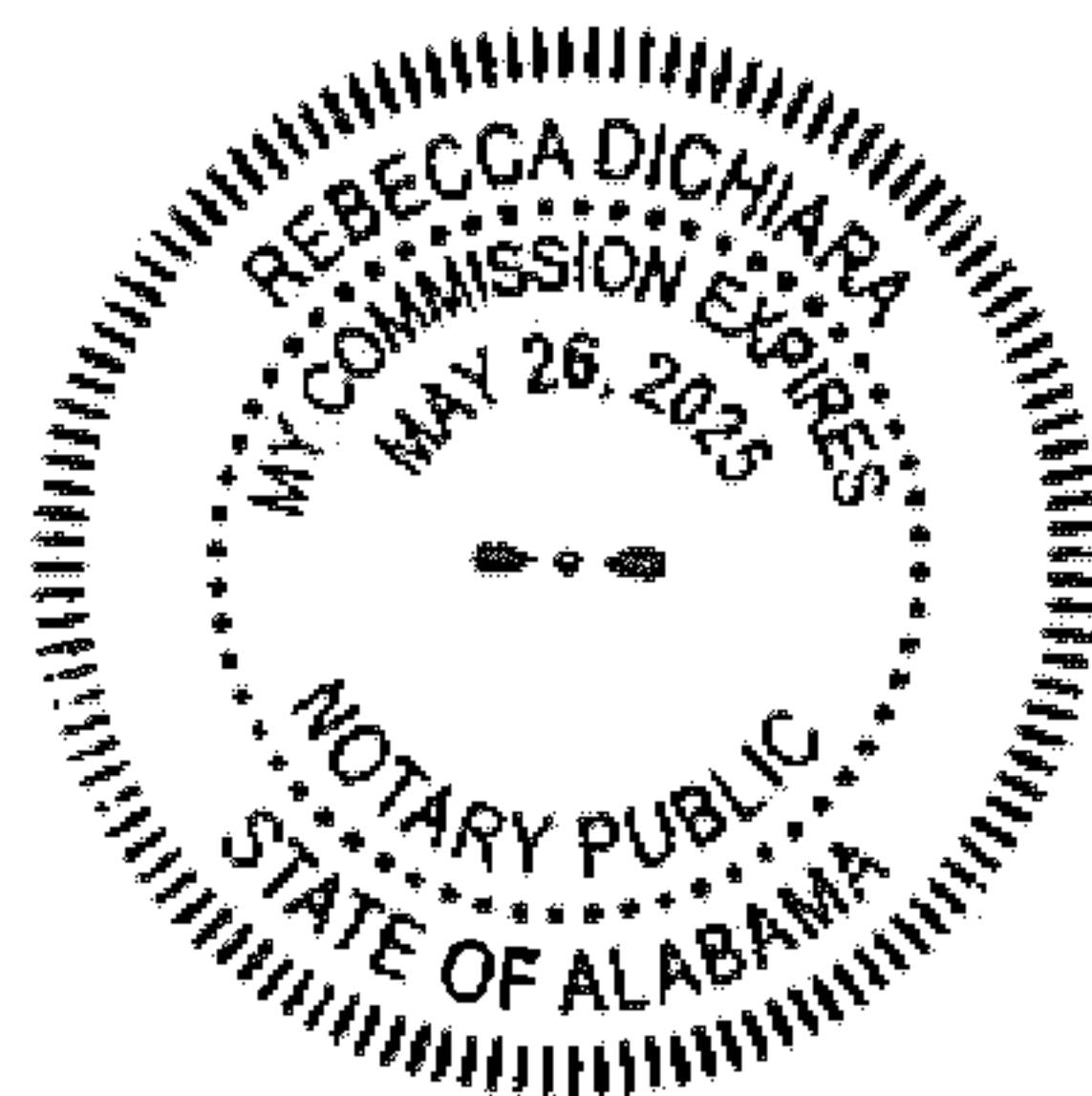
  
Sara C. Martin

STATE OF ALABAMA           )  
  )  
COUNTY OF Jefferson    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **David S. Martin** and **Sara C. Martin**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 17<sup>th</sup> day of March, 2025.

  
Notary Public  
My Commission Expires: May 26, 2025

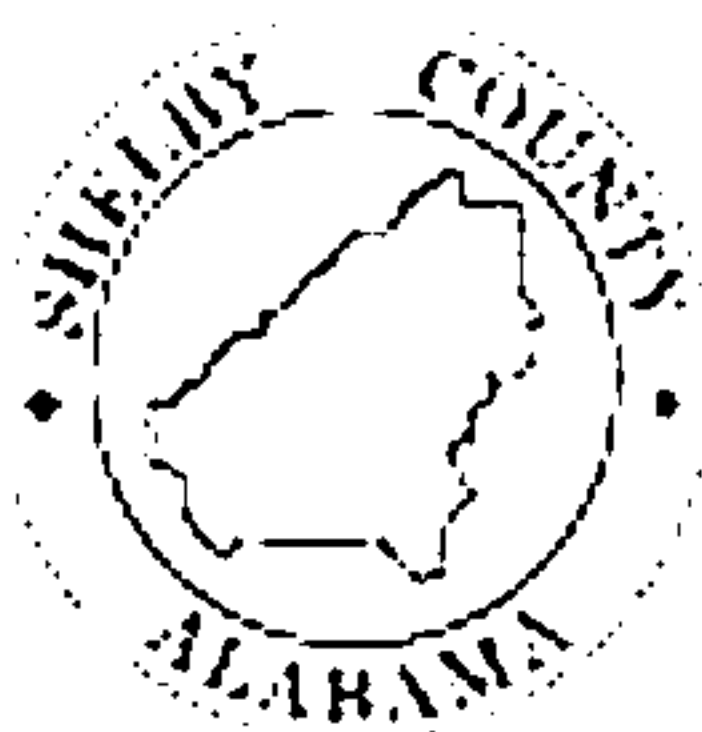


**EXHIBIT "A"****Legal Description**

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

Commence at a 1/2" rebar at the NE corner of the SW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 0°00'24" W along the east line of said 1/4-1/4 section a distance of 366.53 feet to a 1/2" rebar capped R & G, said point also being the POINT OF BEGINNING; thence N 88°58'38" W leaving said 1/4-1/4 line a distance of 1121.32 feet to a 1/2" rebar; thence N 0°04'14" W a distance of 148.06 feet to a 1/2" rebar; thence N 19°12'45" W a distance of 183.47 feet to the southeasterly right of way of Alabama Highway 70; thence S 67°27'52" W along said right of way a distance of 0.74 feet to a point; thence S 17°31'33" E leaving said right of way a distance of 202.04 feet to a 1/2" rebar capped R & G; thence S 0°01'14" E a distance of 147.97 feet to a 1/2" rebar capped R & G; thence S 89°58'43" E a distance of 1121.50 feet to the POINT OF BEGINNING. Said parcel of land contains 11,721 square feet, more or less.

91982839.v2



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/20/2025 11:22:22 AM**  
**\$36.00 BRITTANI**  
**20250320000082730**

*Allen S. Bayl*