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This instrument prepared by: Ray F. Robbins, III The Westervelt Company 1400 Jack Warner Parkway NE Tuscaloosa, AL 35404 (205) 562-5000

STATE OF ALABAMA COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WESTERVELT REALTY, INC., an Alabama corporation ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by SWIFT WILLOW PROPERTY, LLC, a Georgia limited liability company ("Grantee"), the receipt whereof is hereby acknowledged, does, subject to all matters, exceptions and reservations hereinafter mentioned, hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in the County of Shelby, State of Alabama, and more particularly described on Exhibit "1" attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to those certain items set forth on Exhibit "2" attached hereto and incorporated herein by reference, if and to the extent the same affect the Property.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, subject, however, to the matters, exceptions and reservations to which reference is hereinabove made, unto Grantee and its successors and assigns, forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by through or under Grantor.

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IN WITNESS WHEREOF, Grantor has executed this deed, by and through its duly authorized representative, as of the 2 day of 340, 2025.

WESTERVELT REALTY, INC., an

Alabama corporation Д. By: 4 Name: Ray 9. Robbins, III As Its: Vice President, Secretary & General Counsel

#### STATE OF ALABAMA COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins, III, whose name as Vice President, Secretary & General Counsel of Westervelt Realty, Inc., an Alabama corporation, 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 the instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official, notarial seal on this the 22 day of June , 2025.

Notary Public

My Commission Expires:



Grantee's Address: Dick Womer Pustway NE 1400

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EXHIBIT "1" Description of the Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 23, 24, 25, AND 26,

TOWNSHIP 19 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, CITY OF WESTOVER, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET (LSCA 50299) AT THE INTERSECTION OF THE EAST LINE OF SECTION 25 WITH THE SOUTHERLY RIGHT OF WAY LIMITS OF U.S. HIGHWAY 280 MARKING THE DIVISION LINE BETWEEN THE LANDS OF WESTERVELT REALTY, INC. (DOC. NO. 20030429000262940 AND 200116522) AND THE LANDS OF HAROLD D. WORTHAM (DOC. NO.2000-39062), THENCE LEAVING SAID RIGHT OF WAY LIMITS, ALONG SAID DIVISION LINE;

1. SOUTH 00° 10' 36" WEST FOR A DISTANCE OF 1367.83 FEET TO A OPEN TOP PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE RUNNING IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER -QUARTER SECTION, BEING THE DIVISION LINE BETWEEN THE LANDS OF WESTERVELT REALTY, INC (DOC. NO. 20030429000262940) AND THE LANDS OF R. DEWEY MCCARLEY AND PATRICIA O. MCCARLEY (DEED BOOK 288 PAGE 88);

2. NORTH 89° 49' 24" WEST FOR A DISTANCE OF 1301.67 FEET TO A 1/2 INCH OPEN TOP PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID QUARTER-QUARTER SECTION, BEING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF HANBURY PROPERTIES, LLC (DOC. NO. 20191218000469820);

3. NORTH 00° 57' 08" WEST FOR A DISTANCE OF 276.38 FEET TO A 1/2 INCH REBAR FOUND (CA114LS), THENCE DEPARTING SAID WESTERLY LINE WITH SAID DIVISION LINE AND FURTHER CONTINUING ALONG THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF LONG LOOP PROPERTIES, LLC (DOC NO. 20191218000469800), THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;

4. SOUTH 88° 47' 59" WEST FOR A DISTANCE OF 8077.34 FEET TO 1/2 INCH REBAR FOUND, THENCE;

5. NORTH 50° 32' 29" EAST FOR A DISTANCE OF 166.67 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;

6. NORTH 44° 55' 53" EAST FOR A DISTANCE OF 328.49 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;

7. NORTH 42° 47' 44" EAST FOR A DISTANCE OF 150.37 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;



#### 8. NORTH 28° 12' 56" EAST FOR A DISTANCE OF 104.87 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;

#### 9. NORTH 13° 39' 13" EAST FOR A DISTANCE OF 118.14 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;

11. SOUTH 89° 27' 52" WEST A DISTANCE OF 455.26 FEET TO A 4"X4" CONCRETE MONUMENT

10. NORTH 09° 45' 22" EAST FOR A DISTANCE OF 348.00 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;

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FOUND MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF EDWIN BROOKS LUMPKIN (DOC. NO. 20201223000589880), THENCE ALONG SAID DIVISION LINE;

12. NORTH 00° 09' 38" WEST FOR A DISTANCE OF 1167.39 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE SOUTHERLY RIGHT OF WAY LIMITS OF U.S. HIGHWAY 280, THENCE WITH SAID SOUTHERLY RIGHT OF WAY LIMITS THE FOLLOWING TEN (10) COURSE AND DISTANCES;

13. NORTH 71° 09' 54" EAST FOR A DISTANCE OF 222.96 FEET TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

14. 168.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 01° 43' 46", AND A CHORD BEARING AND DISTANCE OF NORTH 72° 01' 46" EAST 168.40 FEET TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

15. SOUTH 63° 50' 42" EAST FOR A DISTANCE OF 158.14 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

16. 254.23 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 431.97 FEET, A CENTRAL

ANGLE OF 33° 43' 13", AND A CHORD BEARING AND DISTANCE OF SOUTH 53° 25' 28" EAST 250.58 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

17. 213.36 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 382.15 FEET, A CENTRAL ANGLE OF 31° 59' 20", AND A CHORD BEARING AND DISTANCE OF SOUTH 86° 16' 59" EAST 210.60 FEET TO A CONCRETE MONUMENT FOUND, THENCE;

18. NORTH 12° 16' 39" WEST FOR A DISTANCE OF 110.00 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

19. 151.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 272.15 FEET, A CENTRAL ANGLE OF 31° 59' 20", AND A CHORD BEARING AND DISTANCE OF NORTH 86° 16' 59" WEST 149.98 FEET TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

20. 100.98 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 321.97 FEET, A CENTRAL ANGLE OF 17° 58' 10", AND A CHORD BEARING AND DISTANCE OF NORTH 61° 17' 57" WEST 100.56 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

21. NORTH 16° 15' 16" EAST FOR A DISTANCE OF 109.21 FEET TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

22. 132.70 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5529.58 FEET, A CENTRAL ANGLE OF 01° 22' 30", AND A CHORD BEARING AND DISTANCE OF NORTH 76° 53' 37" EAST FOR A DISTANCE OF 132.70 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE DIVISION LINE BETWEEN THE LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF RICHARD M AND LYNNE MADDOX (DEED BOOK 56 PAGE 850), THENCE LEAVING SAID 23. NORTH 89° 40' 48" EAST FOR A DISTANCE OF 462.82 FEET TO A 1/2 INCH REBAR SET (LSCA

RIGHT OF WAY LIMITS, ALONG SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;

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#### 50299);

24. NORTH 00° 36' 48" EAST FOR A DISTANCE OF 127.88 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE SOUTHERLY RIGHT OF WAY LIMITS OF U. S. HIGHWAY 280, THENCE WITH SAID SOUTHERLY RIGHT OF WAY LIMITS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

25. 806.82 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 08° 04' 06", AND A CHORD BEARING AND DISTANCE OF NORTH 86° 49' 11" EAST 806.15 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

26. SOUTH 89° 09' 51" EAST FOR A DISTANCE OF 547.48 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY WITH THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF GARDNER-KKS PROPERTIES, LLC (DOC. NO. 20130211000059700), THENCE LEAVING SAID RIGHT OF WAY LIMITS AND ALONG SAID DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;

27. SOUTH 01° 10' 56" WEST FOR A DISTANCE OF 157.10 FEET TO A 4"X4" CONCRETE MONUMENT FOUND ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE RUNNING IN A NORTH EASTERLY DIRECTION ALONG SAID SOUTH QUARTER-QUARTER SECTION;

28. NORTH 88° 22' 12" EAST FOR A DISTANCE OF 1295.20 FEET TO THE COMMON CORNER OF SECTIONS 23, 24, 25, AND 26, THENCE;

29. NORTH 88° 29' 11" EAST FOR A DISTANCE OF 1028.04 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) ON THE SOUTHERLY RIGHT OF WAY LIMITS OF U.S. HIGHWAY 280, THENCE DEPARTING SAID QUARTER-QUARTER SECTION AND WITH SAID SOUTHERLY RIGHT OF WAY LIMITS THE FOLLOWING FOUR (4) COURSE AND DISTANCES;

30. SOUTH 89° 13' 07" EAST FOR A DISTANCE OF 330.79 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

31. NORTH 77° 20' 25" EAST FOR A DISTANCE OF 257.10 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

32. SOUTH 89° 09' 51" EAST FOR A DISTANCE OF 66.87 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

33. 194.32 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 01° 59' 44", AND A CHORD BEARING AND DISTANCE OF SOUTH 88° 08' 58" EAST 194.31 FEET TO A 5/8 INCH REBAR FOUND 0.4 FEET SOUTH, SAID POINT MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF DAVID E. FOLEY, BISHOP OF BIRMINGHAM IN ALABAMA (DOC. NO. 2001-29468), THENCE LEAVING SAID RIGHT OF WAY LIMITS AND WITH SAID DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

### 34. SOUTH 31° 46' 46" WEST FOR A DISTANCE OF 651.34 FEET TO A 5/8 INCH REBAR FOUND (KENNEDY), THENCE;

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35. SOUTH 17° 24' 33" WEST FOR A DISTANCE OF 158.96, THENCE;

36. SOUTH 84° 00' 57" EAST FOR A DISTANCE OF 1247.69 FEET TO A 5/8 INCH REBAR FOUND (KENNEDY), THENCE;

37. NORTH 17<sup>o</sup> 24' 33" EAST FOR A DISTANCE OF 711.53 FEET TO A 5/8 INCH REBAR FOUND 0.8 FEET SOUTH OF CORNER, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LIMITS OF U. S. HIGHWAY 280, THENCE WITH SAID SOUTHERLY RIGHT OF WAY LIMITS, THE FOLLOWING FIVE (5) COURSE AND DISTANCES;

38. 982.96 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 10° 05' 38", AND A CHORD BEARING AND DISTANCE OF SOUTH 71° 03' 09" EAST 981.69 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

39. SOUTH 66° 00' 20" EAST FOR A DISTANCE OF 819.44 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

40. SOUTH 35° 03' 31" EAST FOR A DISTANCE OF 291.55 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

#### 41. SOUTH 66° 01' 21" EAST FOR A DISTANCE OF 200.00 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

42. SOUTH 76° 06' 11" EAST FOR A DISTANCE OF 364.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TRACT OR PARCEL OF LAND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, IN SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH OPEN TOP PIPE FOUND MARKING SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE WITH A LINE THROUGH THE LANDS OF WESTERVELT REALTY, INC. (DOC. 2003040429000262940); ;

A. NORTH 43° 58' 41" EAST FOR A DISTANCE OF 415.06 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. WITH THE LANDS OF SHELBY COUNTY, ALABAMA (DOC. NO. 20030520000313830), BEING

# THE POINT OF BEGINNING, THENCE WITH SAID DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

#### 1. NORTH 18° 29' 31" EAST FOR A DISTANCE OF 544.20 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

## 3. SOUTH 18° 29' 31" WEST A DISTANCE OF 544.24 FEET TO A 1/2 INCH REBAR SET (LSCA

2. SOUTH 71° 30' 29" EAST FOR A DISTANCE OF 300.65 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

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#### 50299), THENCE;

4. NORTH 71° 29' 58" WEST FOR A DISTANCE OF 300.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 436.303 ACRES, OR 19,005,364 SQUARE FEET. SAID AREA EXCLUDES THE LESS/EXCEPT DESCRIPTION ABOVE.

TOGETHER WITH ALL EASEMENTS, RIGHTS, PRIVILEGES, AND OTHER INTERESTS OF GRANTOR ARISING UNDER THAT CERTAIN RESTRICTIVE COVENANTS, EASEMENTS, AND REPURCHASE OPTION AGREEMENT RECORDED AS INSTRUMENT NO. 2001-29469 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, INCLUDING, WITHOUT LIMITATION, BOTH THE REPURCHASE OPTION AND PARTICIPATION OPTION INCLUDED IN SECTION 7 THEREOF.

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## <u>EXHIBIT "2"</u> Permitted Exceptions

1. All real estate ad valorem taxes and assessments applicable to the Property for the current year and

all subsequent years thereafter.

- 2. Easement recorded in Instrument No. 20030514000301420 and Instrument No. 2002-13450.
- 3. Pipeline Easement as shown in Deed Book 59, Page 308; Deed Book 77, Page 496; Deed Book 93, Page 323; Deed Book 224, Page 477 and Deed Book 486; Page 536.
- 4. Terms, Conditions, Restrictions, Easements, and Right-of-way contained in that certain deed recorded in Instrument No. 20030520000313830.
- 5. Easement granted to Colonial Pipeline Company recorded in Real 334, Page 518.
- 6. Supplemental Right of Way Agreement by and between Gulf States Paper Corporation recorded in Deed Book 267, Page 205.
- 7. Terms and Conditions of that certain Restrictive Covenants, Easements, and Repurchase Option Agreement recorded in Instrument No. 2001-29469.
- 8. Easement granted to State of Alabama by instrument recorded in Deed Book 286, page 10 in the Probate Office of Shelby County, Alabama.
- 9. Easement granted to Cheshire Partners, LLC and Long Loop Properties, LLC recorded in Instrument No. 20211213000589710.
- 10. Easement granted to Hanbury Properties, LLC recorded in Instrument No. 20210305000112370, as modified by affidavit and letter attached thereto referencing the aforesaid Instrument as recorded contemporaneously herewith.
- 11. Easement granted to JSJF Properties I, LLC recorded in Instrument No. 20180803000277140, as modified by affidavit and letter attached thereto referencing the aforesaid Instrument as recorded contemporaneously herewith.
- 12. All planning, zoning, health and other governmental regulations, if any affecting the Property.
- 13. Any title matters as would be revealed by a current and accurate survey of the Property.

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Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/25/2025 08:31:24 AM \$6702.50 KELSEY 20250625000192820

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#### **Real Estate Sales Validation Form**

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

File #: E-6644

Grantor's Name <u>Westervelt Realty, Inc.</u> Mailing Address <u>1400 Jack Warner Parkway NE</u> Tuscaloosa, AL 35404 Grantee's Name Mailing Address Swift Willow Property, LLC 1030 Blue Beech Pointe Athens, GA 30606

Property Address	448 Acres Shelby County Alabama
	<u>Shelby Co, AL 00000</u>



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)

Appraisal

Other:

Bill of Sale X Sales Contract 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 or 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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).



Form RT-1