

INSTRUMENT PREPARED BY

Property Address:
448 Acres, Shelby Co, Alabama

Grantee's Address:
1030 Blue Beach Pointe
Athens, GA 30606

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to THE WESTERVELT COMPANY (f/k/a Gulf States Paper Corporation), a Delaware corporation (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by SWIFT WILLOW PROPERTY, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee(s), forever.

IN WITNESS WHEREOF we have hereunto set my hand and seal this 20 of June, 2025.

THE WESTERVELT COMPANY
By: Ray F. Robbins, III
Name: Ray F. Robbins, III
Title: Vice President, Secretary & General Counsel

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned Notary Public in and for said County and State, hereby certify that Ray F. Robbins, III, whose name as representative of THE WESTERVELT COMPANY, a Delaware corporation, is signed to the foregoing conveyance, and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2025.

Notary Public
My Commission Expires:

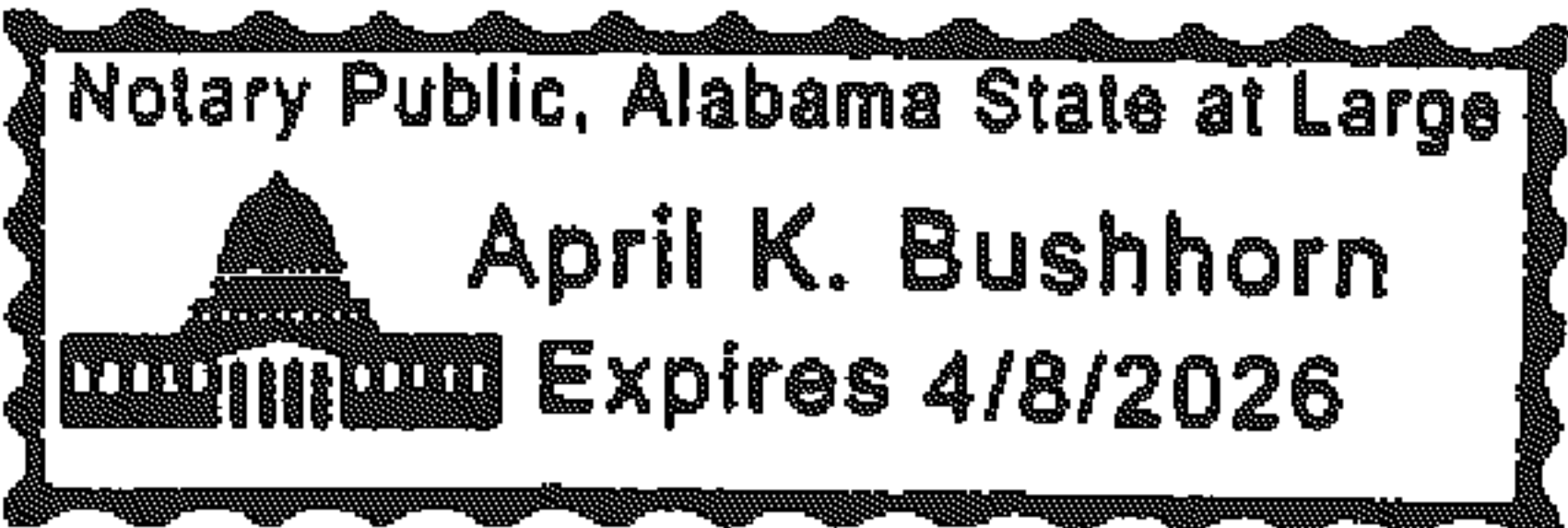


EXHIBIT "A"

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;

10. NORTH 09° 45' 22" EAST FOR A DISTANCE OF 348.00 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 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 RIGHT OF WAY LIMITS, ALONG SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;

23. NORTH 89° 40' 48" EAST FOR A DISTANCE OF 462.82 FEET TO A 1/2 INCH REBAR SET (LSCA 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;

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° 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;

2. SOUTH 71° 30' 29" EAST FOR A DISTANCE OF 300.65 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 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.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONVEY ANY AND ALL INTERESTS OF THE GRANTOR IN AND TO SAID THE ABOVE DESCRIBED PROPERTY, INCLUDING ANY RIGHT, TITLE OR INTEREST IN AND TO ANY OIL, GAS, AND MINERALS AND MINERAL AND MINING RIGHTS THEREIN RESERVED PURSUANT TO THAT CERTAIN STATUTORY WARRANTY DEED FROM GULF STATES PAPER CORPORATION TO WESTERVELT REALTY, INC., DATED DECEMBER 31, 2002 AND RECORDED IN SHELBY COUNTY JUDGE OF PROBATE, AL, DOCUMENT NUMBER 20030429000262940

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 Westervelt Realty, Inc.
Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404
Property Address 448 Acres Shelby County Alabama
Shelby Co, AL 00000

Grantee's Name Swift Willow Property, LLC
Mailing Address 1030 Blue Beech Pointe
Athens, GA 30606
Date of Sale June 24, 2025
Total Purchase Price \$56,656,238.57
Or
Actual Value \$
Or
Assessor's Market Value \$

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other: For certain conveyance purposes only (no deed tax)
☐ 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.

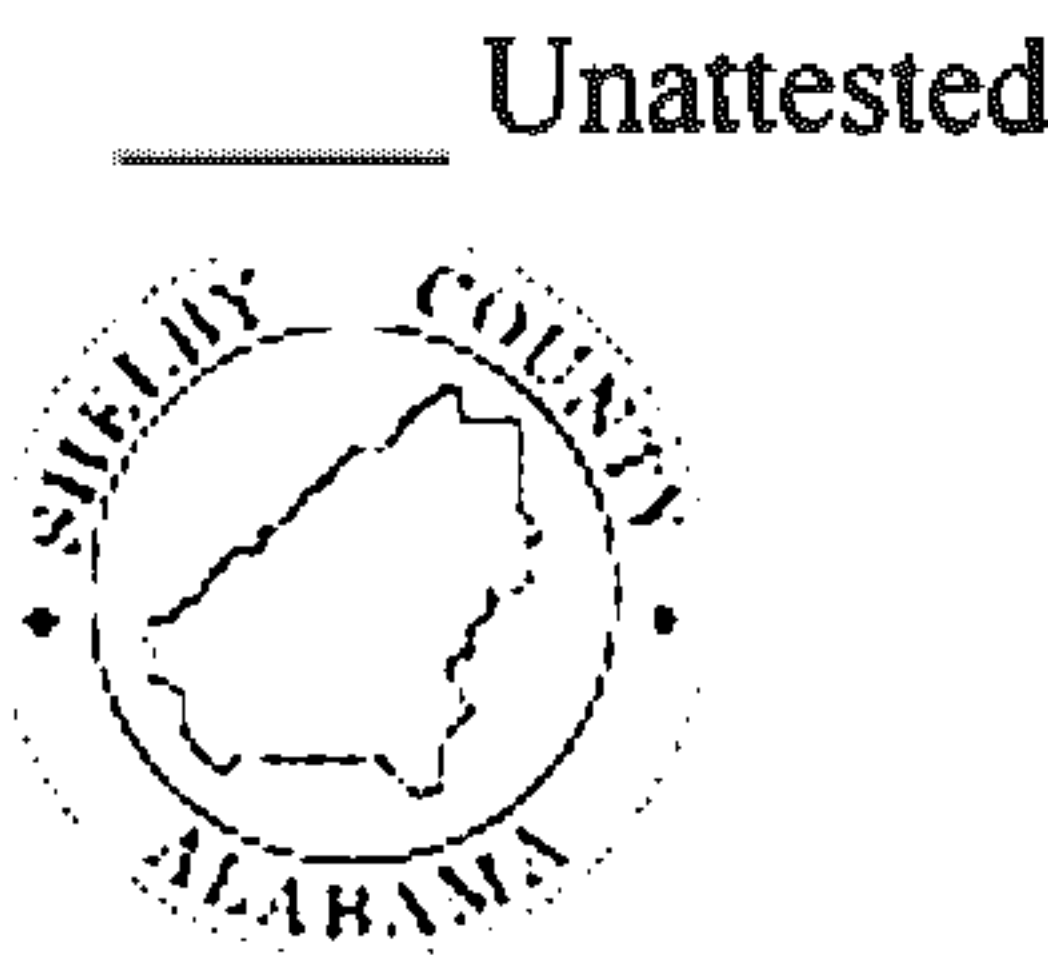
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 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 Code of Alabama 1975 § 40-22-1 (h).

Date: June 24, 2025

Print: Phillip W. Smith

Sign 
(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2025 09:02:27 AM
\$38.00 JOANN
20250625000192850

Allie S. Bayl

Form RT-1