

This instrument prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice to:
Highpointe 41, LLC
120 Bishop Circle
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Million One Hundred Thousand & 00/100 dollars (\$3,100,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Rawya Farms, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Walker Family Holdings, Ltd, an Alabama limited liability partnership, an undivided 75% Interest, and to Highpointe 41, LLC, an Alabama limited liability company, an undivided 25% Interest, (herein referred to as "Grantees" whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" Legal Description

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.
And the Grantor hereby covenants with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its Manager who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 18 day of December, 2025.

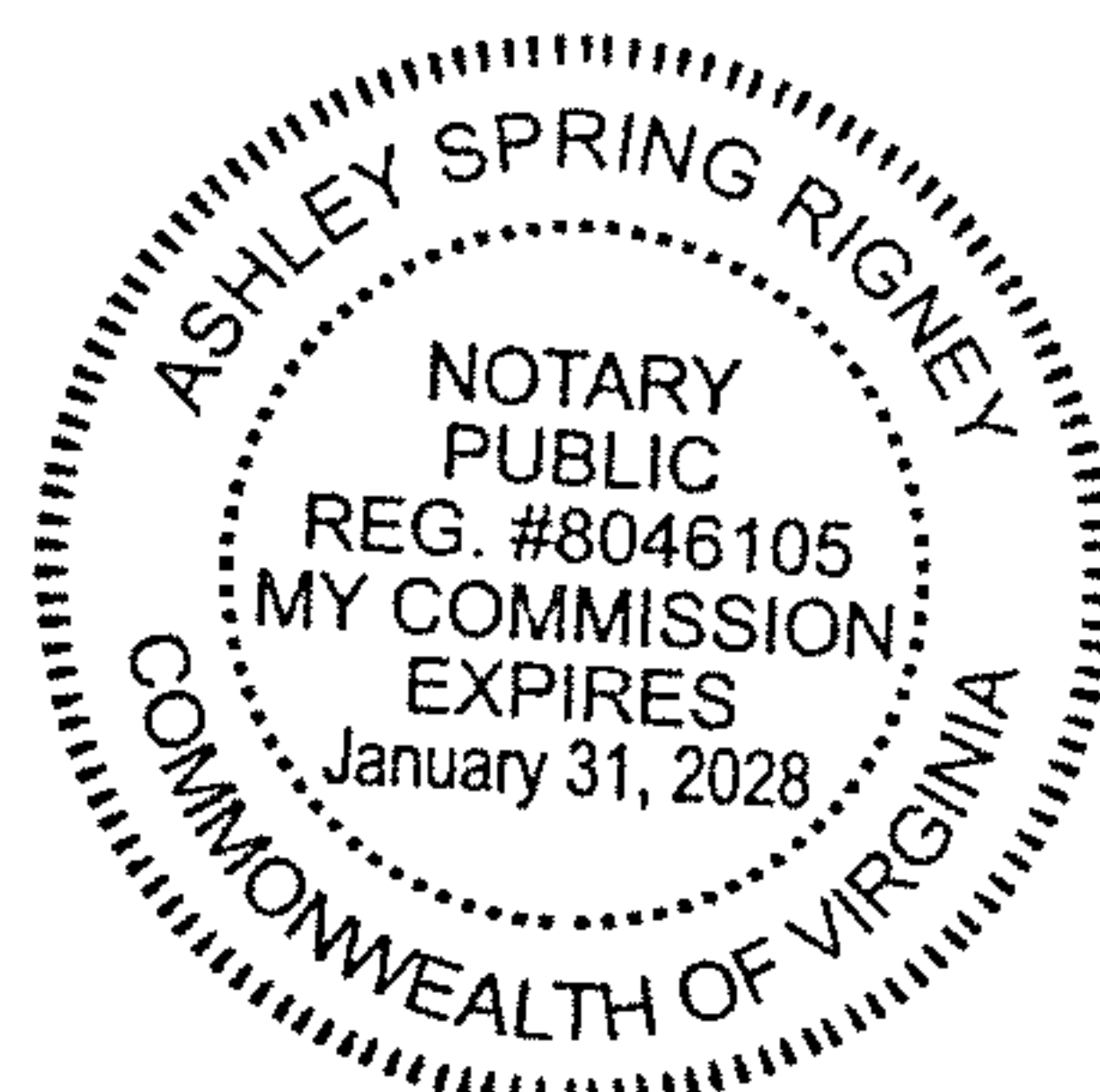
Rawya Farms, LLC
By: Golden Eagle Group Inc.
Its: Manager

By: Irfan K. Totonji
Its: CEO

STATE OF Virginia)
)
COUNTY OF Fairfax)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Irfan K. Totonji, whose name as CEO of Golden Eagle Group Inc. which is the duly appointed Manager of Rawya Farms, LLC 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of December, 2025.





Notary Public
My Commission Expires: January 31, 2028

EXHIBIT "A"

Legal Description:

Commence at a wagon beam being the Northeast corner of Section 19 and also being the Northwest corner of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North $89^{\circ} 02' 19''$ East along the North boundary of said Section 20 and along the North boundary of the Northwest one-fourth of the Northwest one-fourth of said Section 20 for a distance of 1326.91 feet to a 1" iron in place, said point being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth; thence proceed North $89^{\circ} 22' 40''$ East along the North boundary of the Northeast one-fourth of the Northwest one-fourth for a distance of 547.10 feet to a 1" Iron in place; thence proceed South $26^{\circ} 37' 31''$ West for a distance of 1123.90 feet to a 1" iron in place, said point being located on the East boundary of the Northwest one-fourth of the Northwest one-fourth; thence proceed South $02^{\circ} 25' 26''$ East along the East boundary of said Northwest one-fourth of the Northwest one-fourth and along the East boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1212.96 feet to a 1" iron in place; thence proceed North $88^{\circ} 15' 51''$ East along a fence for a distance of 375.37 feet to a 1" iron in place; thence proceed South $02^{\circ} 29' 44''$ East along a fence for a distance of 418.04 feet to a 1" iron in place, said point being located on the North boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 20; thence proceed South $02^{\circ} 35' 51''$ East along a fence for a distance of 621.08 feet to a railroad spike in place; thence proceed North $88^{\circ} 51' 10''$ East for a distance of 743.52 feet to a capped rebar in place; thence proceed South $02^{\circ} 27' 16''$ East for a distance of 59.96 feet to a capped rebar in place; thence proceed South $19^{\circ} 22' 08''$ East for a distance of 7.01 feet to a railroad spike in place, said point being located on the Northerly right-of-way of Shelby County Highway #62; thence proceed Southwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 57.93 feet and a radius of 1081.74 feet for a chord bearing and distance of South $81^{\circ} 32' 14''$ West, 57.92 feet to a capped rebar in place; thence proceed North $22^{\circ} 07' 03''$ West for a distance of 14.87 feet 1" iron in place; thence proceed South $88^{\circ} 53' 02''$ West along a fence for a distance of 683.97 feet to a $\frac{1}{2}$ " rebar in place; thence proceed South $82^{\circ} 26' 58''$ West for a distance of 172.50 feet to a $\frac{1}{2}$ " rebar in place; thence proceed North $60^{\circ} 24' 27''$ West for a distance of 115.19 feet to a $\frac{1}{2}$ " rebar in place; thence proceed North $48^{\circ} 31' 46''$ West for a distance of 148.23 feet to a $\frac{1}{2}$ " pipe in place; thence proceed South $02^{\circ} 29' 47''$ East along a fence for a distance of 779.50 feet to a capped rebar in place, said point being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed South $88^{\circ} 26' 44''$ East for a distance of 219.72 feet to a capped rebar in place (Gay), said point being located on the Westerly right-of-way of said Shelby County Highway #62; thence proceed Southwesterly along the Westerly right-of-way of said highway and along the curvature of a concave curve left having an arc length of 238.93 feet and a radius of 966.19 feet for a chord bearing and distance of South $16^{\circ} 49' 10''$ West, 238.33 feet to the P. T. of said curve being a concrete monument in place; thence proceed South $09^{\circ} 44' 06''$ West along the Westerly right-of-way of said highway for a distance of 97.84 feet to a capped rebar in place; thence proceed North $79^{\circ} 30' 44''$ West for a distance of 468.00 feet to a $\frac{1}{2}$ " rebar in place (GMC); thence proceed North $10^{\circ} 31' 26''$ East for a distance of 99.94 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $79^{\circ} 30' 46''$ West for a distance of 100.00 feet to a $\frac{1}{2}$ " rebar in place (GMC); thence proceed South $10^{\circ} 29' 14''$ West for a distance of 100.00 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed South $79^{\circ} 11' 56''$ East for a distance of 68.25 feet to a $\frac{1}{2}$ " capped rebar in place; thence proceed South $01^{\circ} 36' 43''$ West for a distance of 643.51 feet to a 1" pipe in place; thence proceed South $01^{\circ} 36' 44''$ West for a distance of 486.62 feet to a 1" pipe in place, said point being located on the South boundary of the Southwest one-fourth of the Southwest one-fourth of said Section 20; thence proceed South $89^{\circ} 16' 23''$ West along the South boundary of said Section 20 and along the South boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 822.81 feet to a concrete monument in place being the Southwest corner of said Section 20, said point also being the Northeast corner of Section 30, Township 19 South, Range 2 East; thence proceed South $00^{\circ} 14' 59''$ East along the East boundary of said Section 30 and along the East boundary of the Northeast one-fourth of the Northeast one-fourth for a distance of 1320.77 feet to a crimp top pipe in place, said point being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth and also being the Northwest corner of the Southwest one-fourth of the Northwest

one-fourth of Section 29; thence proceed North $89^{\circ} 53' 35''$ East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 29 for a distance of 393.66 feet to a capped rebar in place (Gay); thence proceed South $00^{\circ} 14' 42''$ East for a distance of 1076.99 feet to a $\frac{1}{2}$ " rebar in place being located on the right-of-way of U.S. Highway #280; thence proceed Northwesterly along the existing right-of-way of U.S. Highway #280 and along the curvature of a concave curve left having an arc length of 1384.01 feet and a radius of 23068.31 feet for a chord bearing and distance of North $78^{\circ} 01' 44''$ West, 1383.80 feet to a capped rebar in place (CA 0114) being the P. T. of said curve; thence proceed North $68^{\circ} 27' 48''$ West along the right-of-way of said highway for a distance of 410.82 feet to a $\frac{1}{2}$ " rebar in place to a point on the West boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 30; thence proceed North $00^{\circ} 24' 45''$ West along a fence and along the West boundary of said quarter-quarter section and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 30 for a distance of 1945.85 feet to a $\frac{1}{2}$ " rebar in place, said point being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of said Section 30 and also being the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 19; thence proceed North $02^{\circ} 22' 57''$ West along the West boundary of the Southeast one-fourth of the Southeast one-fourth, the West boundary of the Northeast one-fourth of the Southeast one-fourth, the West boundary of the Southeast one-fourth of the Northeast one-fourth and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 19 for a distance of 5307.22 feet to a iron post in place said point being located on the North boundary of said Section 19; thence proceed North $89^{\circ} 27' 42''$ East along the North boundary of the Northeast one-fourth of the Northeast one-fourth and along the North boundary of said Section 19 for a distance of 1282.10 feet to the point of beginning.

The above described land is located in the East one-half of the Southeast one-fourth and the East one-half of the Northeast one-fourth of Section 19, the Northeast one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 30, the Southwest one-fourth of the Northwest one-fourth of Section 29 and the Northwest one-fourth and the Southwest one-fourth of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama and contains 401.07 acres.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Rawya Farms, LLC
 Mailing Address 505 Huntmar Park Dr
Suite 245
Herndon, VA 20170

Grantee's Name Highpointe 41, LLC
 Mailing Address Walker Family Holdings, Ltd.
120 Bishop Circle
Pelham, AL 35124

Property Address N/A

Date of Sale 12/ /2025

Total Purchase Price \$ 3,100,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/26/2025 11:12:23 AM
 \$3131.00 BRITTANI
 20251226000393970

Allen S. Byrd

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 _____

Print Connor Farmer

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1