

SEND TAX NOTICE TO:

Swift Willow Property 2, LLC  
1030 Blue Beech Pointe  
Athens, Georgia 30606  
Attention: Jeremy Wolfe

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STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY         )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 12<sup>th</sup> day of March, 2026 by **MOST REVEREND STEVEN J. RAICA, BISHOP OF BIRMINGHAM IN ALABAMA**, a corporation sole ("Grantor"), in favor of **SWIFT WILLOW PROPERTY 2, LLC**, a Georgia limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all right, title and interest, if any, of Grantor in and to all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining to the Property.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

**MOST REVEREND STEVEN J. RAICA,  
BISHOP OF BIRMINGHAM IN ALABAMA, a  
corporation sole**

By: *Steven J. Raica*  
Print Name: Most Reverend Steven J. Raica  
Title: Bishop of Birmingham in Alabama

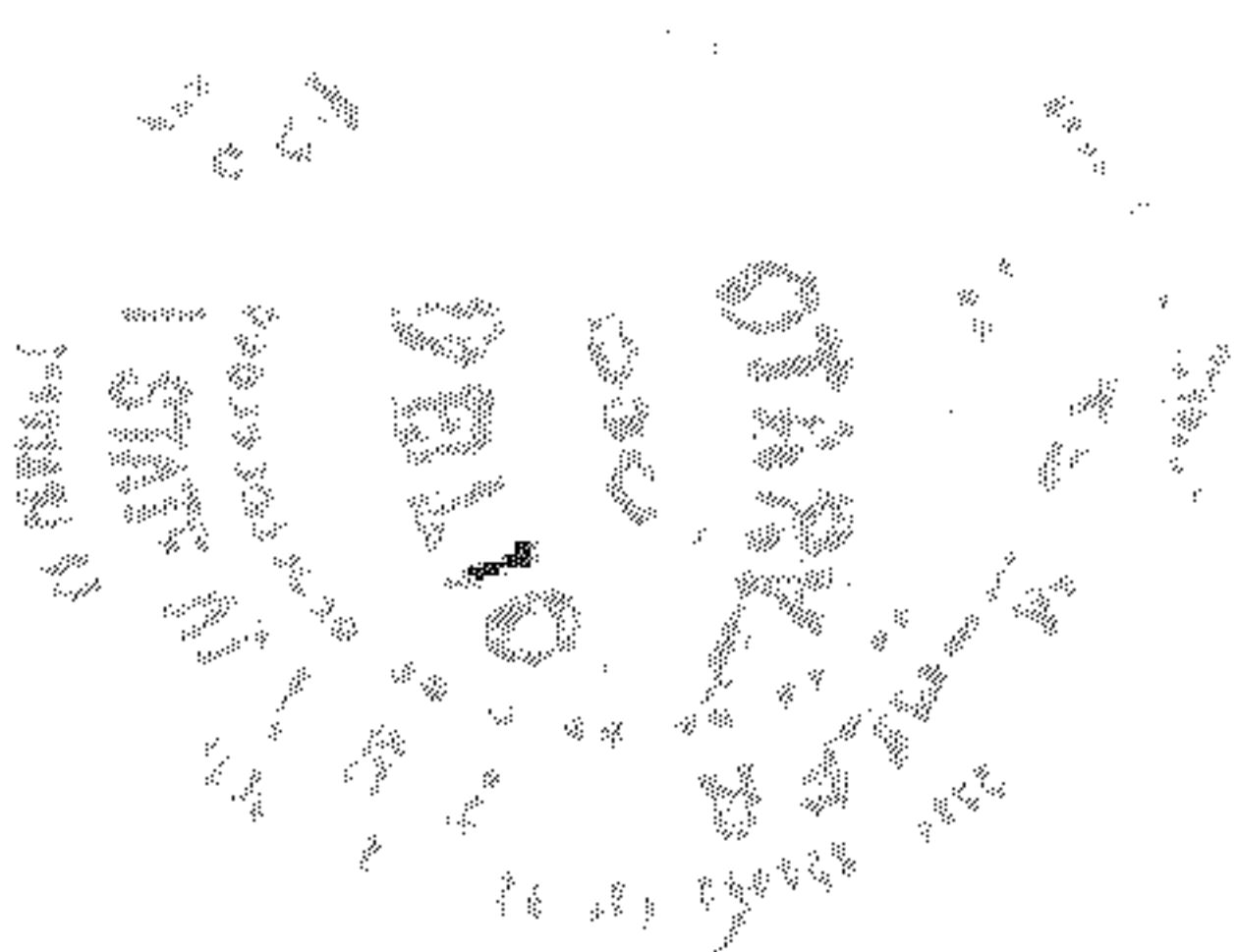
STATE OF ALABAMA            )  
  :  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Most Reverend Steven J. Raica, whose name as Bishop of Birmingham in Alabama, of **MOST REVEREND STEVEN J. RAICA, BISHOP OF BIRMINGHAM IN ALABAMA**, a corporation sole, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation sole.

Given under my hand and official seal this the 12 day of March, 2026.

*Donna Abts Mealer*  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]



The information below is being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantor's Name:  
Most Reverend Steven J. Raica,  
Bishop of Birmingham in Alabama

Grantee's Name:  
Swift Willow Property 2, LLC

Mailing Address:  
2121 Third Avenue North  
Birmingham, Alabama 35203

Mailing Address:  
1030 Blue Beech Pointe  
Athens, Georgia 30606

Property Address:  
See Exhibit A attached

Date of Sale: March 18, 2026

Total Purchase Price: 800,000.00

Evidenced by:

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):

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other:    |
| <input checked="" type="checkbox"/> Closing Statement |                                    |

**THIS INSTRUMENT PREPARED BY AND UPON RECORDING SHOULD BE RETURNED TO:**

Stephen R. Monk, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama  
35203  
(205) 521-8429

**EXHIBIT A****LEGAL DESCRIPTION OF PROPERTY**

A parcel of land located in the North-half of Section 25 and in the South-half of Section 24 all in Township 19 South, Range 1 East, Huntsville Meridian, in Shelby County, Alabama, containing 20.01 Acres, more or less, and being more particularly described as follows:

Start at an Axle accepted to mark the Northwest corner of said Section 25 and run South 85 degrees 36 minutes 49 seconds East (Assumed) and along the accepted Northern boundary of said Section 25 for a distance of 1250.12 feet to a Concrete Monument accepted to mark the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence run South 82 degrees 28 minutes 07 seconds East for a distance of 46.25 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of U.S. Highway 280, marking Station 933+50 and lying 210 feet South of centerline; thence run North 83 degrees 05 minutes 06 seconds East and along said Southern Right-of-Way margin for a distance of 257.28 feet to a Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking station 936+00 and lying 150 feet South of centerline; thence run South 83 degrees 23 minutes 43 seconds East and along said Southern Right-of-Way margin for a distance of 66.38 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking Point of curvature Station 936+66.83 and lying 150 feet South of centerline; thence run South 82 degrees 30 minutes 25 seconds East and along a curve in the Southern Right-of-Way margin of said U.S. Highway 280 being concave to the South and having a Delta of 23 degrees 08 minutes 30 seconds and a centerline Radius of 5729.58 feet for a chord distance of 194.28 feet to the POINT OF BEGINNING; thence run South 75 degrees 58 minutes 59 seconds East and along said curve in the Southern Right-of-Way margin of said U.S. Highway 280 for a chord distance of 1074.66 feet to a point; thence run South 23 degrees 01 minutes 46 seconds West for a distance of 710.80 feet to a point; thence run North 78 degrees 23 minutes 44 seconds West for a distance of 1247.69 feet to a point; thence run North 23 degrees 01 minutes 46 seconds East for a distance of 158.96 feet to a point; thence run North 37 degrees 23 minutes 59 seconds East for a distance of 651.03 feet to the POINT OF BEGINNING.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year of 2026 and subsequent years not yet due and payable.
2. All applicable laws including zoning, building ordinances and land use regulations.
3. All easements, restrictions, covenants, agreements, conditions or other matters of record affecting the Property.
4. All encroachments and other matters that may be revealed by a survey or inspection of the Property.
5. Taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
6. Mining and mineral rights not owned by Grantor, if any.
7. Easement granted to State of Alabama by instrument recorded in Deed Book 286, Page 10 in the aforesaid Probate Office.
8. Riparian rights associated with any rivers, creeks, streams, lakes or any other bodies of water bordering or traversing the Property under applicable State and/or Federal Law.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2026 01:24:28 PM  
\$834.00 JOANN  
20260318000078460

*Allie S. Bayl*