

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below.

Grantors' Names:		Wachter Family Investments, LLC		Grantee's Name:		Keystone Development, LLC	
Mailing Address:		1411 Main Street Daphne, AL 36526		Mailing Address:		381 Highway 21 Suite 201 Madisonville, LA 70447	
Property Address:		15924 US Highway 98 Foley, Alabama 36535		Date of Sale:		December 30, 2021	
				Mortgage Amount		\$1,021,725.00	
				Purchase Price:		\$1,135,250.00	
				Equity:		\$113,525.00	

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED

The Grantee in this Deed is KEYSTONE DEVELOPMENT, LLC ("Grantee"). The property consists of Tracts 1, 2, 3, 4 and 5 ("Property") and is described on Exhibit "A" attached hereto. The ownership of Tract 1 differs from the ownership of Tracts 2, 3, 4 and 5. Ownership of the Property is through undivided interests. More specifically, Tract 1 is owned by WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/3 interest in and to Tract 1), ANNEAS S. MOSES, JR. and PAMELA CHASON MOSES, husband and wife, (an undivided 1/2 interest in and to Tract 1), and CEANN CHASON WACHTER and HOWARD C. WACHTER, husband and wife, (an undivided 1/6 interest in and to Tract 1). Further, Tracts 2, 3, 4 and 5 are owned by ANNEAS S. MOSES, JR. and PAMELA CHASON MOSES, husband and wife, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5) and WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5). All references hereinbelow to "Grantors" shall mean those Grantors identified above as to their specific interests.

Grantors, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by Grantee, the receipt and sufficiency whereof are hereby acknowledged, do, subject

to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and the successors and assigns of Grantee, the Property.

TO HAVE AND TO HOLD said Property, 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 and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

The Property is conveyed in its AS IS condition and subject to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due; any and all existing rights-of-way, encroachments; outstanding oil, gas and other mineral interests; zoning and other governmental laws, rules, regulations, etc.; any matter that would be shown on an accurate survey; any easements referred to in Exhibit "A"; and that certain Petition for Annexation recorded at Instrument Number 1960654 in the records of the Office of the Judge of Probate, Baldwin County, Alabama.

Grantors covenant to and with Grantee that, except as to the matters and exceptions to which reference is made herein, Grantors are lawfully seized of an indefeasible estate in fee simple in and to the Property, same is free from other encumbrances and liens, Grantors have a good and lawful right to sell and convey same, Grantors are in quiet and peaceable possession of same, and Grantors shall, and Grantors' successors and assigns shall, forever warrant and defend the title to said property as herein conveyed, unto Grantee, and the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

Done this 30th day of December, 2021.

GRANTORS:

WACHTER FAMILY INVESTMENTS, LLC

By: Deann Chason Wacht

As Manager

Deann Chason Wacht

CEANN CHASON WACHTER

Howard C. Wacht

HOWARD C. WACHTER

ANNAS S. MOSES, JR.

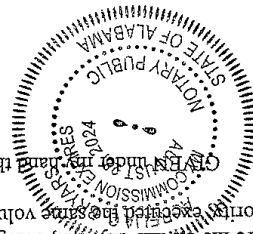
Annas S. Moses, Jr.

PAMELA CHASON MOSES

Pamela Chason Moses

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Pamela Chason Moser, whose name as a Manager of WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he, as such manager and with full authority executed the same voluntarily for and as the act of said company.

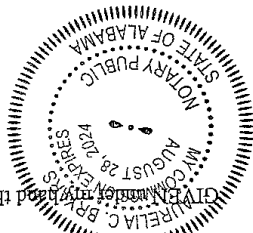


GIVEN under my hand this the 30th day of December, 2021.

Pamela Chason Moser
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANNEAS S. MOSES, JR., whose name 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 executed the same voluntarily on this day the same bears date.



GIVEN under my hand this the 30th day of December, 2021.

Pamela Chason Moser
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PAMELA CHASON MOSES, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 30th day of December, 2021.

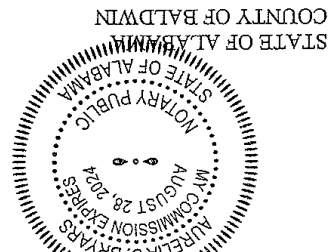
Pamela Chason Moser
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, CHASON WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.

Chasone Wachter
NOTARY PUBLIC
My Commission Expires: _____



I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, HOWARD C. WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.

Chasone Wachter
NOTARY PUBLIC
My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:
RICHARD E. DAVIS, as Attorney for Grantors
DAVIS & FIELDS, P.C.
Post Office Box 2925
Daphne, Alabama 36526
(251) 621-1555
132763.wpd

EXHIBIT A

TRACT 1:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of Fractional Section 27, Township 7 South, Range 3 East, containing fifteen (15) acres, more or less.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-59'-59" WEST A DISTANCE OF 673.48 FEET TO A CAPPED REBAR ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, THENCE RUN NORTH 00°-09'-53" WEST ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 13.84 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 879356 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 2:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section twenty-six (26), Township seven (7) South, Range three (3) East, less the North Half (N1/2) of the North Half (N1/2) of the of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4): Seventy (70) acres, more or less.

Subject property being more particularly described as follows:

COMMENCE AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 333.48 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,315.71 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,310.49 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 70.15 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED AS PARCEL ONE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 3:

All of the Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel formerly owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,640.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 673.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID WEST SECTION LINE A DISTANCE OF 1,636.66 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-59'-59" EAST A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.33 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL THREE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

TRACT 4 and TRACT 5:
The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet, intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,551.67 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR SET; THENCE RUN NORTH 00°-09'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.76 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 10.25 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL TWO IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.