This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-24-29679

Send Tax Notice To: Bryson D.D. Stephens, as Trustee of The Bart W.R. Stephens 2012 Generation -Skipping Trust

CORPORATION FORM WARRANTY DEED

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Eighty Six Thousand Ninety Dollars and No Cents (\$486,090.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, EBSCO Industries, Inc., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Bryson D.D. Stephens, as Trustee of The Bart W.R. Stephens 2012 Generation - Skipping Trust, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the $\frac{\int \int \int d\mathbf{r} \, d\mathbf{r}$ <u>2024 -</u>

EBSCO INDUSTRIES, ING.

Brooks Knapp Vice President

State of Alabama

County of Shelby

I, <u>Ajovil Clark</u>, a Notary Public in and for said County in said State, hereby certify that Brooks Knapp as Vice President of EBSCO Industries, Inc. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the $\int_{-\infty}^{\infty}$ day of February, 2024.

Notary Public, State of Alabama

My Commission Expires:

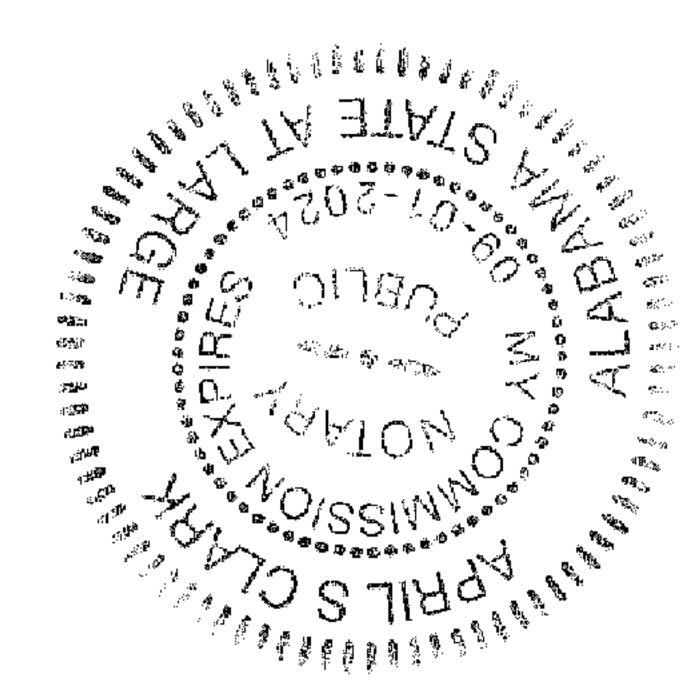


EXHIBIT "A" LEGAL DESCRIPTION

STEPHENS' PARCEL:

A parcel of land situated the North One-half of Section 16, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the locally accepted Northeast Corner of Section 16, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama; thence run North 88 degrees 22 minutes 24 seconds West along the locally accepted North line of said Section 16 for a distance of 1322.17 feet to the locally accepted Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 16; thence run North 89 degrees 58 minutes 25 seconds West along the locally accepted North line of said Section 16 for a distance of 873.55 feet to the POINT OF BEGINNING; thence leaving said North line run South 01 degrees 05 minutes 37 seconds East for a distance of 2623.81 feet to the locally accepted South line of the North One-half of said Section 16; thence run South 89 degrees 00 minutes 53 seconds West along said South line for a distance of 3110.84 feet to the locally accepted Southwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 16; thence run North 00 degrees 21 minutes 58 seconds East along the West line of said Quarter-Quarter Section for a distance of 1339.14 feet to the Northwest Corner of said Quarter-Quarter Section; thence run North 89 degrees 31 minutes 40 seconds East along the North line of said Quarter-Quarter Section for a distance of 1303.10 feet to the Northeast Corner of said Quarter-Quarter Section; thence run North 00 degrees 28 minutes 40 seconds East along the West line of the Northeast Quarter of the Northwest Quarter of said Section 16 for a distance of 1327.83 feet to the aforementioned North line of said Section 16; thence run South 89 degrees 58 minutes 25 seconds East along said North line for a distance of 1737.61 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	EBSCO Industries, Inc.	G	rantee's Name	Bryson D.D. Stephens, as Trustee of The Bart W.R. Stephens 2012	
Mailing Address	1 Mt Laurel Ave, Suite 200 Birmingham, AL 35242	<u></u>	//Aailing Address	Generation - Skipping Trust 3020 Sterling Road Birmingham, #1 35213	
Property Address	0 County Road 491 Birmingham, AL 35242	Total	Date of Sale Purchase Price or Actual Value	March 01, 2024 \$486,090.00	
		Assessor	or '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 XX 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 of 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).					
	that any false statements claimed			document is true and accurate. I nposition of the penalty indicated in	
Date February 26, 3	<u>2024</u>		EBSCO Indust		
Unattested		Sign	-P70-	maye	
	(verified by)		(Grantor/	Grantee/Owner/Agent/ circle one	
			Filed and Recorded Official Public Record Judge of Probate, Shel Clerk	by County Alabama, County Form RT-1	

Clerk

Shelby County, AL 03/04/2024 10:35:44 AM

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