

This Instrument was Prepared by:

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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

3020 Sterling Road
Birmingham, AL
35213

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 1st day of March, 2024.

EBSCO INDUSTRIES, INC.

Brooks Knapp
Brooks Knapp
Vice President

State of Alabama

County of Shelby

I, April Clark, 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 1st day of March, ~~February~~, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

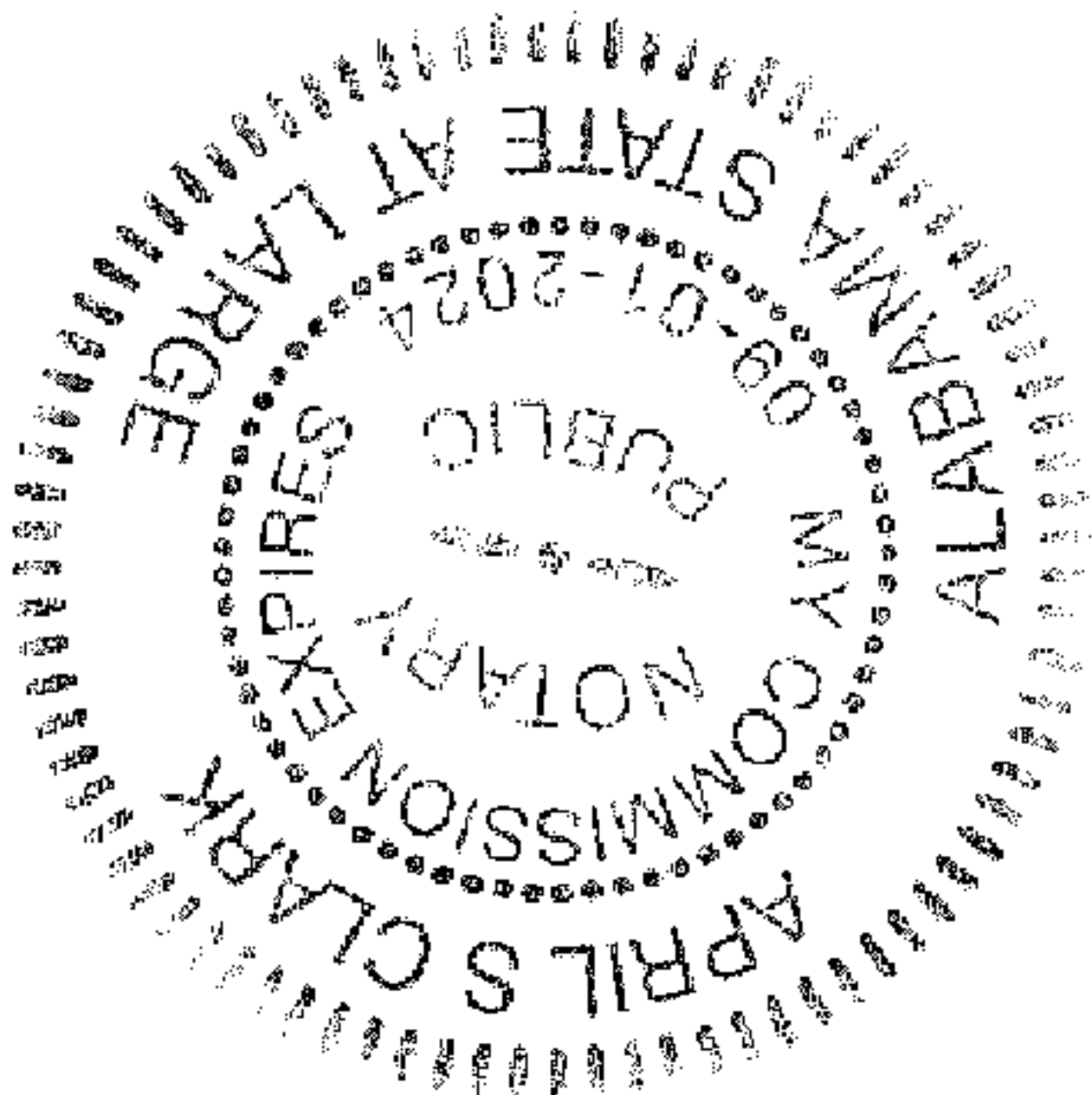


EXHIBIT "A"
LEGAL DESCRIPTION

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.

