

Send Tax Notice To
Edwin B. Lumpkin Jr
100 Metro Pkwy
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents:

That in consideration of **Five Hundred Dollars (\$500.00) and other valuable consideration** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, First Financial Bank (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Edwin B. Lumpkin Jr (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

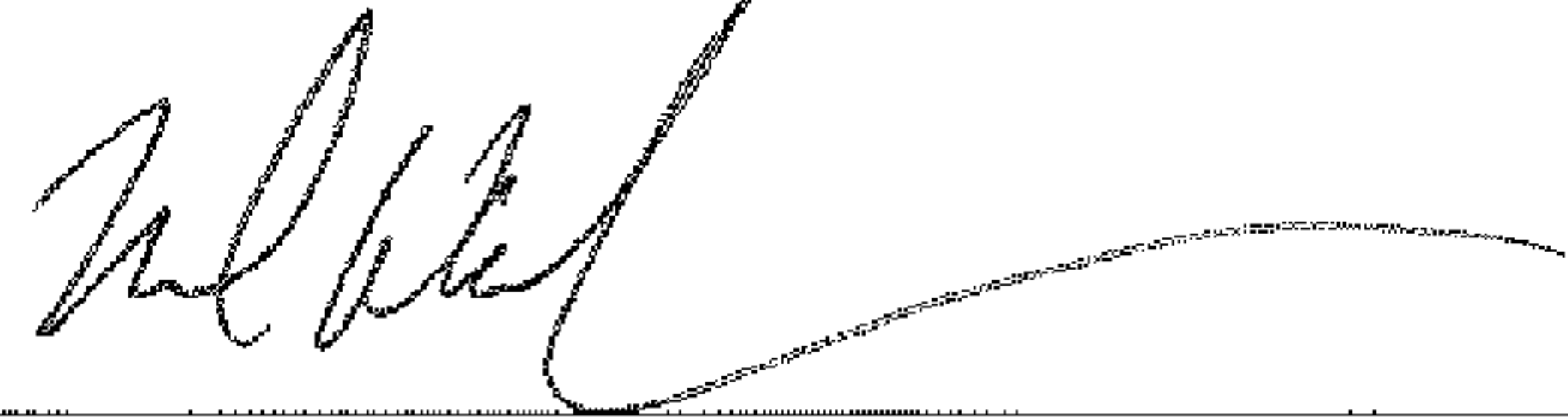
A parcel of land situated in the South 1/2 of the Southeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the Southwest corner of above said Section, Township and Range; thence South 87 degrees 05 minutes 42 seconds East, a distance of 3369.09 feet to the Point of Beginning, said point lying on the Northeasterly Right-of-Way line .of U.S. Highway #31, 100 foot R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 2758.81 feet; a central angle of 08 degrees 55 minutes 20 seconds, and subtended by a chord which bears North 17 degrees 48 minutes 49 seconds West, and a chord distance of 429.17 feet; thence along the arc of said curve and said R.O.W. line, a distance of 429.60 feet; thence North 89 degrees 59 minutes 53 seconds East and leaving said R.O.W. line, a distance of 460.07 feet; thence South 08 degrees 12 minutes 45 seconds East, a distance of 432.87 feet; thence North 87 degrees 05 minutes 42 seconds West, a distance of 391.11 feet to the Point of Beginning.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set MY hand(s) and seal(s), this
27th day of December, 2024.

First Financial Bank



Neil Walker

EVP/COO

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, THE UNDERSIGNED , a Notary Public in and for said County, in said State, hereby certify that Neil Walker whose name as EVP/COO of First Financial Bank a corporation, 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 corporation.

Given under my hand and official seal this 27th day of December 2024

Prepared by:
Jeremy Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

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

Grantor's Name	FIRST FINANCIAL BANK	Grantee's Name	EDWIN B LUMPKIN, JR
Mailing Address			
	1630 4th Ave N		100 Metro Pkwy
	Bessemer AL 35020		Pelham, AL 35124
Property Address		Date of Sale	December 20, 2024
	CALERA AL	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$925,240.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other to
☒ 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 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).

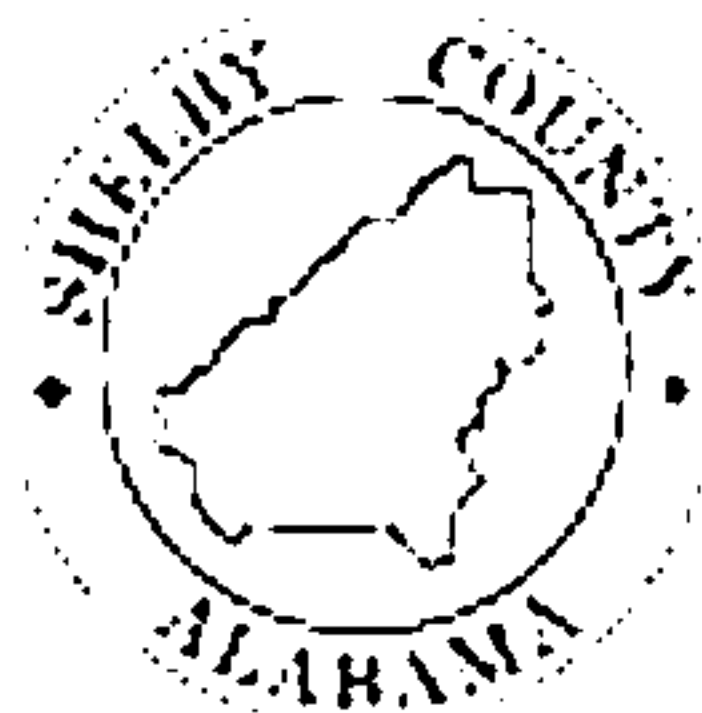
Date: 12/20/2024

Print: NEIL WALKER
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2025 09:56:17 AM
\$953.50 JOANN
20250204000033700

Form RT-1



Allen S. Bayl