

100 Metro Pkwy  
Pelham, AL 35124

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Lumpkin Development Holdings, LLC**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Edwin B. Lumpkin, Jr., a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Lumpkin Development Holdings LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See Attached Exhibit "A" for Legal Description.*


- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2024.
  - 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.  
Edwin B. Lumpkin, Edwin Lumpkin, Edwin Brooks Lumpkin and Eddie Lumpkin are one in the same person.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7 day of August, 2024.

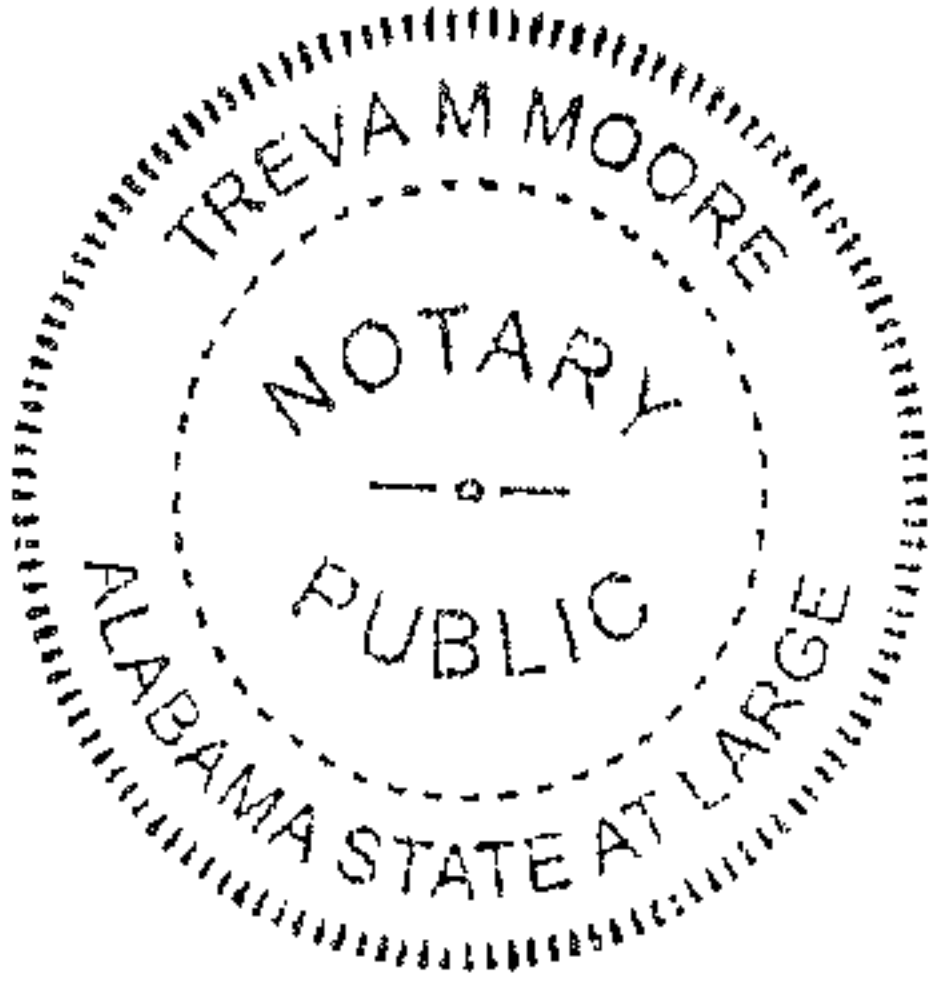
  
\_\_\_\_\_  
**Edwin B. Lumpkin, Jr.**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edwin B. Lumpkin, 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 the day the same bears date.

Given under my hand and official seal this 7 day of August, 2025

**Treva M Moore**  
Notary Public, Alabama State At Large      Notary Public  
My Commission Expires April 3, 2028      My Commission Expires: April 3, 2028



Poor Quality

10-9-31-3-001-016.002 / 2215 Pelham Pkwy

A parcel of land located in the Southwest ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East ¼ line 2169.39 feet; thence left 108°50'13" a distance of 1047.38 feet to the point of beginning; thence left 90°00', 156 feet; thence right 90°00', 271.59 feet to the Easterly right of way of U.S. Highway 31; thence right 111°32'40" to the chord of a curve to the left with a central angle of 4°46'55" and a radius of 2010.08 feet; thence run along the arc of said curve 167.76 feet along said right of way; thence right 68°27'17" from the chord of said curve a distance of 210.00 feet to the point of beginning.

22-8-33-0-001-009.001/ Vacant land- next to 90 Marketplace (Publix)

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.

28-2-04-0-001-018.000/ 1889 Hwy 84

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:  
Commencing at a point lying at the Southwest Corner of Section 4, thence running South 89 degrees 43 minutes 17 seconds East along the Southerly line of Section 4 for a distance of 2,522.84 feet to a found 1/2 inch rebar with cap lying at the South 1/4 corner of Section 4; thence run North 00 degrees 21 minutes 03 seconds West along the West line of the Southeast 1/4 of Section 4 for a distance of 1,262.51 feet to found 5/8 inch rebar, lying on the Northerly Right-of-Way of Highway 84 (having a 80' Public R/W), said point being the POINT OF BEGINNING; thence run North 00 degrees 20 minutes 38 seconds West along the aforementioned West line of the Southeast 1/4 of Section 4 for a distance of 50.74 feet to a point lying at the Northwest Corner of the Southwest 1/4 of the Southeast 1/4 of Section 4; thence run South 88 degrees 13 minutes 37 seconds East for a distance of 332.10 feet to a found iron pin; thence run South 40 degrees 17 minutes 37 seconds West for a distance of 34.70 feet to a found 5/8 inch rebar lying on the aforementioned Right-of-Way of Highway 84, said point is also lying on a curve to the left, said curve having a radius of 329.67 feet, a central angle of 24 degrees 34 minutes 12 seconds, a chord bearing of North 85 degrees 50 minutes 30 seconds West, and a chord distance of 140.29 feet; thence run along the arc of said curve and said Right of Way for a distance of 141.37 feet to a point; thence run South 81 degrees 52 minutes 24 seconds West for a distance of 170.99 feet to the POINT OF BEGINNING.

08-8-27-0-001-039.008 / 11075 Hwy 280, Westover, Al 35147

Commence at the Northwest corner of Section 27, Township 19 South, Range 1 East; thence run South along the West line of said Section a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds left and run a distance of 259.09 feet to the point of beginning; thence continue along last described course a distance of 220.0 feet; thence turn an angle of 90 degrees 38 minutes 18 seconds left and run a distance of 284.00 feet; thence turn an angle of 13 degrees 45 minutes 40 seconds left and run a distance of 145.08 feet; thence turn an angle of 92 degrees 10 minutes 52 seconds left to the chord of a curve to the right and run a distance of 192.89 feet along said chord; thence turn an angle of 84 degrees 03 minutes 28 seconds to the left from said chord and run a distance of 369.48 feet to the point of beginning.

08-9-29-0-004-005.001 / 13211 Hwy 280 – Sawmill

Begin at the intersection of the West line of the E 1/2 of the NW 1/4 of SW 1/4 of Section 29, Township 19 South, Range 1 East, with the South right of way line of U.S. Highway #280; thence South 89 degrees 27 minutes 50 seconds East along said right of way a distance of 267.73 feet; thence South 1 degree 58 minutes 23 seconds East and leaving said right of way a distance of 308.00 feet; thence South 89 degrees 46 minutes 5 seconds West a distance of 267.22 feet to the West line of the E 1/2 of said 1/4-1/4 section; thence North 2 degrees 4 minutes 29 seconds West along the West line of the E 1/2 of said 1/4-1/4 section a distance of 211.60 to the POINT OF BEGINNING.





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/11/2025 01:52:01 PM**  
**\$528.00 BRITTANI**  
**20250811000245060**

*Allen S. Beyle*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Edwin B. Lumpkin</u>	Grantee's Name	<u>Lumpkin Development</u>
Mailing Address	<u>100 Metro Pkwy</u> <u>Pelham, AL</u> <u>35124</u>	Mailing Address	<u>Holdings, LLC</u> <u>100 Metro Pkwy</u> <u>Pelham, AL 35124</u>
Property Address	<u>Shelby County</u> <u>properties</u>	Date of Sale	<u>8-7-25</u>
		Total Purchase Price	\$ <u>500,000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor'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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 8-7-25

Print

Nike T. Atkinson

Unattested

Sign

Nike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one