

This Instrument was Prepared by:

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

Send Tax Notice To: Lumpkin Development Holdings, LLC
100 Metro Parkway
Pelham AL 35124

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Howard Moore, a Single man and Charlie Lloyd, a Married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lumpkin Development Holdings, LLC**, (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

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantors herein or spouse, if any

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8-18-25 day of

Howard Moore
Howard Moore

Charlie Lloyd
Charlie Lloyd

State of Alabama

County of Shelby

I, John A. Daugherty, a Notary Public in and for the said County in said State, hereby certify that Howard Moore and Charlie Lloyd, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of Aug 2025

John A. Daugherty
Notary Public, State of Alabama

6/27/2027
My Commission Expires:

ALABAMA

John A Daughterty
Notary Public, Alabama State at Large
My Commission Expires

6/27/2027

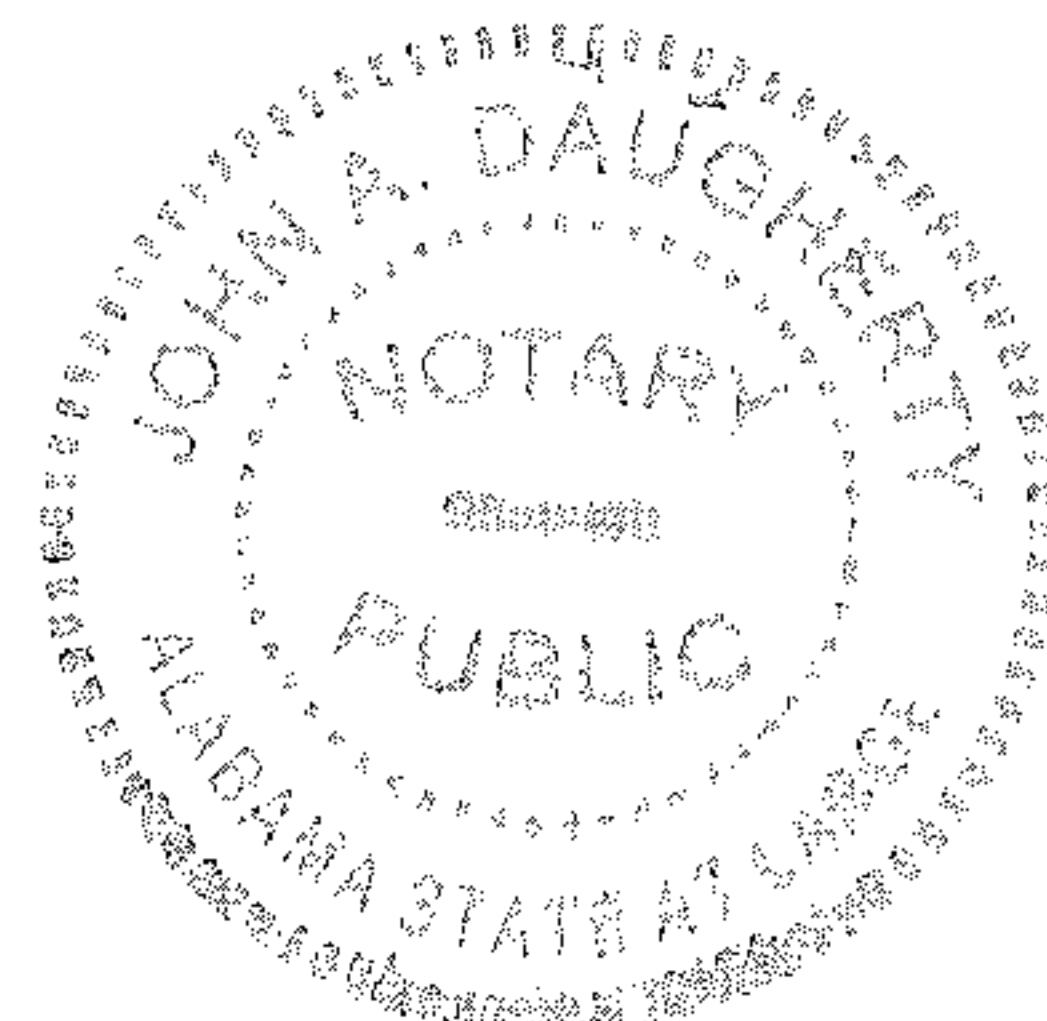


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the South half of Section 2, Township 22 South, Range 3 West. Being the same land described in a Deed to Howard Moore and Charlie Lloyd, recorded in Instrument 2014-0919000-29432, of Real Property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar found with cap stamped "R&G", at the NW corner of Village Square as recorded in Map Book 35, Page 19, and the SW corner of the Lexington Parc Entrance, as recorded in Map Book 38, Page 81, on the East right-of-way of State Highway 119;

Thence N02°02'51", along the said right of way a distance of 103.67 feet to a 1/2" rebar set, with cap stamped "S Wheeler PLS 16165", on the NW corner of said Lexington Parc Entrance, and the Point of Beginning;

Thence S89°28'24"E, along the North line of said Lexington Parc Entrance a distance of 535.37 feet to a 1/2" rebar, with a cap stamped "R&G", found on the West line of Lot 1 of Lexington Parc Phase 4, as recorded in Map Book 58, Page 98A; Thence N00°30'51"E, along the West line of said Lexington Parc, Phase 4, a distance of 550.15 feet, to a tree found, as shown on Map Book 58, Page 98A, at the NW corner of said Lexington Park, Phase 4, on the South line of Lot 2 of Ammersee Lakes, as recorded in Map Book 28, Page 98A.

Thence N89°36'30"W, along the South line of said Ammersee Lakes, a distance of 135.33 feet to a 1/2" rebar, with a cap stamped "R.Y.S." found at the SW corner of Lot one of said Ammersee Lakes;

Thence N89°44'18"W, a distance of 413.86 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler PLS 16165", on the East Right-of-Way of State Highway 119;

Thence along said right-of-way the following courses:

S01°34'37"W, a distance of 101.30 feet;

S00°25'14"E, a distance of 99.51;

S01°51'20"E, a distance of 347.44 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/20/2025 10:01:25 AM
 \$378.00 JOANN
 20250820000255530

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Howard Moore Charlie Lloyd	Grantee's Name	Lumpkin Development Holdings, LLC
Mailing Address	<u>4270 Hwy 119</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>4270 Highway 119</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>August 18, 2025</u>
		Total Purchase Price	<u>\$350,000.00</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 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).

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 August 12, 2025

Print Howard Moore

Unattested

[Signature]
 (verified by)

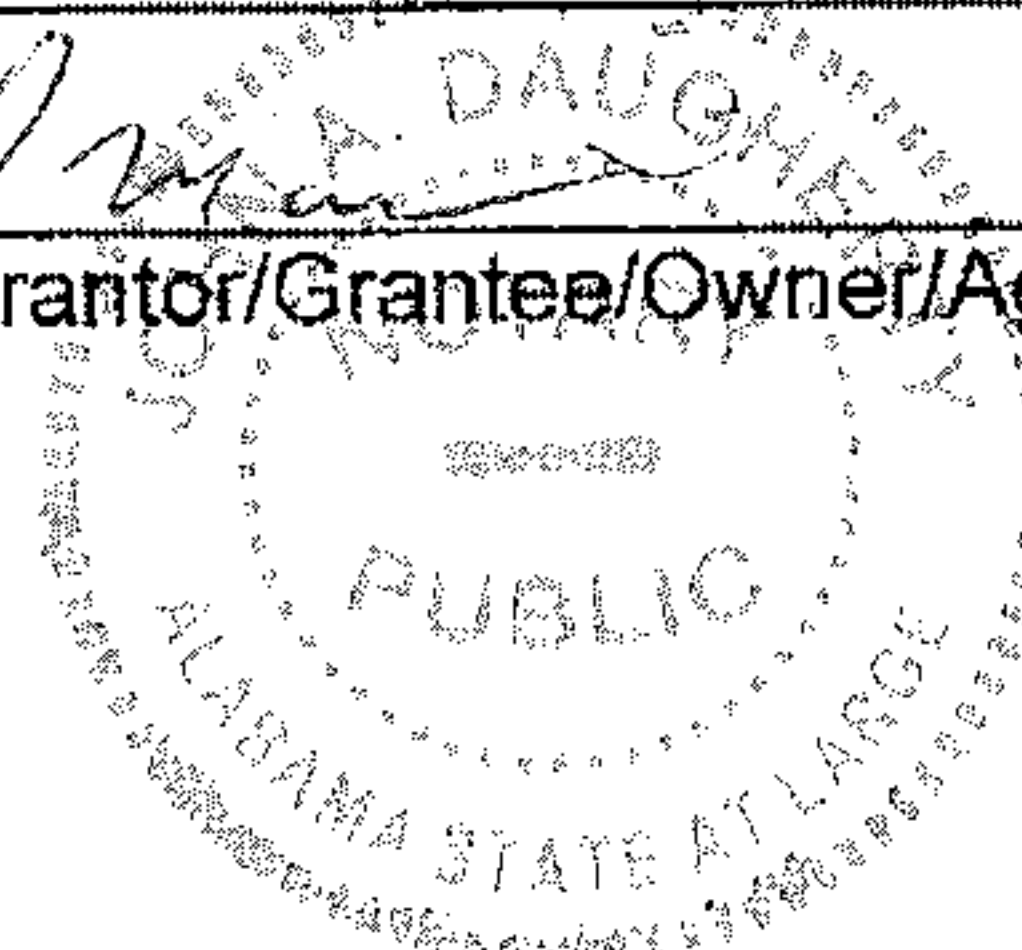
Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Notary Public at Large

My Comm. Expires

6/27/2027



Form RT-1