

This Instrument Prepared By:
J. Daniel Levertton, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

Send tax notice to:
Honeymoon Hill, LLC
235 Highway 109
Wilsonville, AL 35186

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE/TRUSTEES' DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, Neal Alexander Farmer ("Neal") and his wife, Patricia K. Farmer ("Patricia") acquired the subject property for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, by that certain warranty deed, and recorded as Instrument #1994-24788 in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, Patricia died on or about November 8, 2006 and upon her death, Neal became the sole owner of the subject property;

WHEREAS, Neal departed this life on March 27, 2024 and his Last Will and Testament dated March 15, 2018 (the "Will"), was admitted to probate in the Shelby County Probate Court and is identified as Case No. PR-2024-000588;

WHEREAS, Shannon Davis ("Shannon"), was appointed as Personal Representative of Neal's estate and Letters Testamentary were issued on May 21, 2024;

WHEREAS, Neal died seized and possessed of the hereinafter described real property (the "Property");

WHEREAS, Neal's Will provides that all his residuary estate, including the Property, passes in equal shares to the following persons: Susan Farmer Sulzby, Shannon Davis, Jessica Farmer, Katie Farmer, Loyd Farmer and Kevin Davis, with the share for Kevin Davis to be held in a trust created for his benefit under the Will;

WHEREAS, Shannon Davis is the Trustee of the Trust for the benefit of Kevin Davis, created under the Will ("Kevin's Trust");

WHEREAS, Susan Farmer Sulzby, Shannon Davis, Jessica Farmer, Katie Farmer, Loyd Farmer and Shannon Davis, both individually and as Trustee of Kevin's Trust, are desirous of transferring their interests in the subject real property hereinafter described to an Alabama limited liability company they have created;

NOW THEREFORE, in consideration of the terms of the Last Will and Testament of Neal Alexander Farmer, deceased, the undersigned Grantors, Shannon Davis, individually, and in her capacity as Personal Representative of the Estate of said decedent, and as Trustee of the Trust for the benefit of Kevin Davis created under the Will of Neal Alexander Farmer; Susan Farmer Sulzby, Jessica Farmer, Katie Farmer, and Loyd Farmer, (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Honeymoon Hill, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The South one-half of the Northeast Quarter of the Northwest Quarter, Section 28, Township 20 South, Range 1 East and the South 132.0 feet of the North one-half of the Northeast Quarter of the Northwest Quarter of said Section 28; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number: 1994-24788

Property Address: 235 Highway 109, Wilsonville, AL 35186

NOTE: Instrument Number 1994-24788 is believed to have contained an incorrect property address, which should have been 235 Highway 109, Wilsonville, AL 35186 instead of 265 Nova Circle, Alpine, Alabama 35014.

Tax Assessor's Parcel I.D.: 16-8-28-0-000-003.001

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

To the extent that this instrument is executed by the Grantors in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on
7/29/2025.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Shannon Davis

Shannon Davis, individually, and as Personal Representative of the Estate of Neal Alexander Farmer, deceased and as Trustee of the Trust for the benefit of Kevin Davis created under the Will of Neal Alexander Farmer

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Shannon Davis, whose name individually, and as Personal Representative of the Estate of Neal Alexander Farmer, deceased, and as Trustee of the Trust for the benefit of Kevin Davis created under the Will of Neal Alexander Farmer, 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, she, individually and in her capacities as Personal Representative and as Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on 19th day of July, 2025

Brian R. Welch

Notary Public

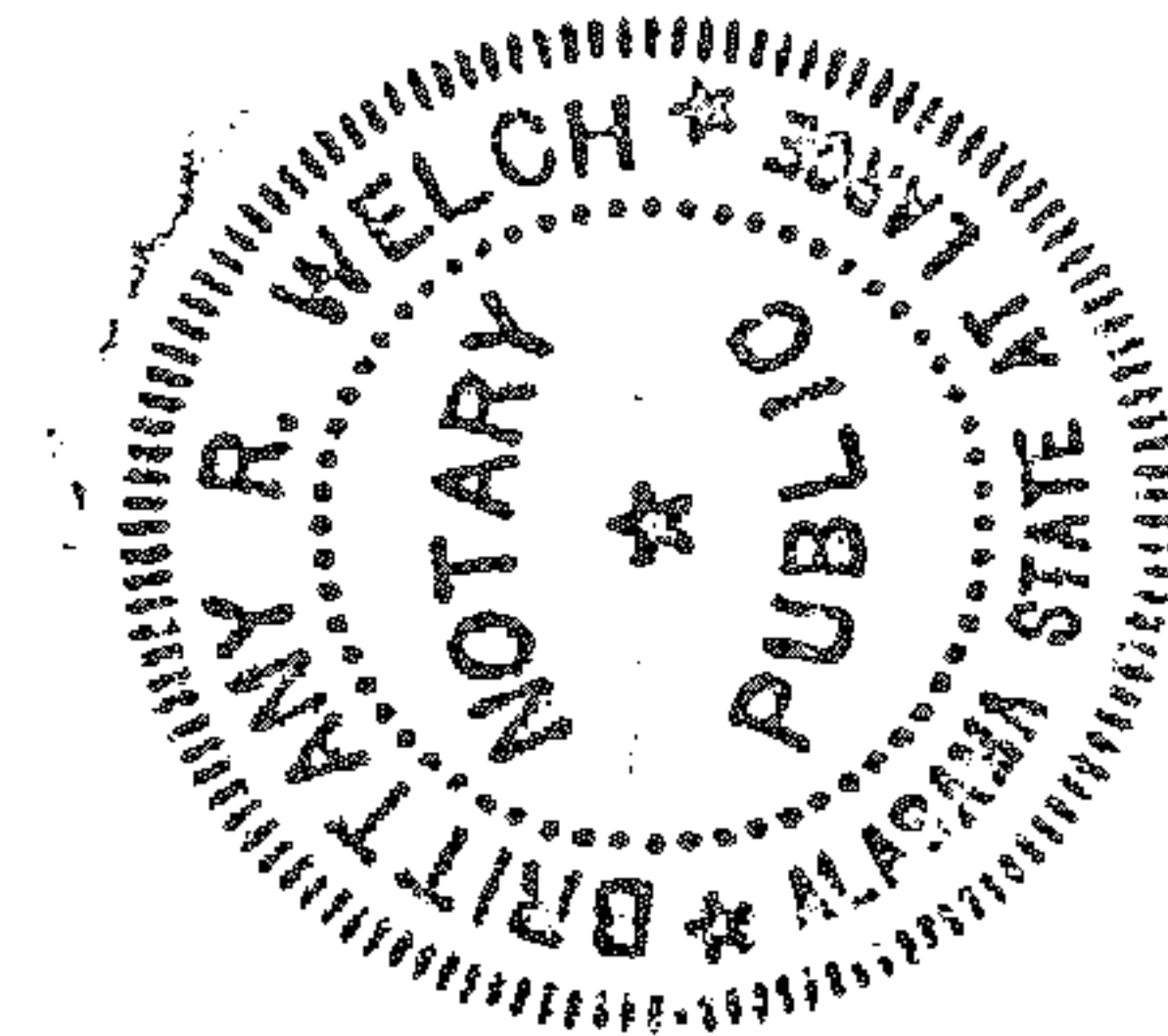
Brian R. Welch

Printed Name

(NOTARY SEAL)

MY COMMISSION EXPIRES APRIL 17, 2029

My Commission Expires: _____



Susan Farmer Sulzby
Susan Farmer Sulzby

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Susan Farmer Sulzby, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on July 29, 2025.

Kimberly J. Hagle
Notary Public

Kimberly J. Hagle
Printed Name

(NOTARY SEAL)

My Commission Expires: 5-19-2027

Jessica Newton a.k.a. Jessica Farmer
Jessica Farmer

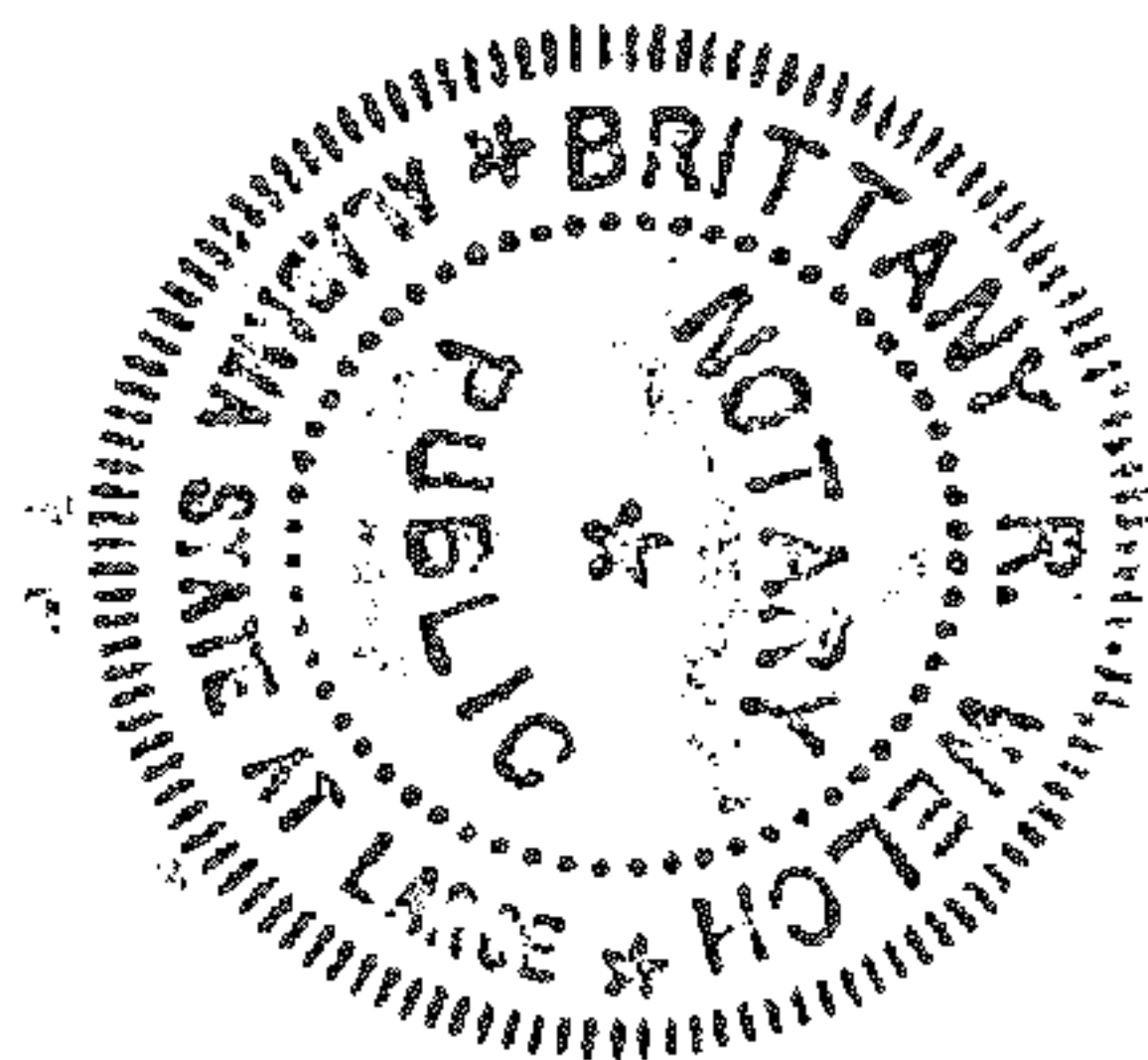
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jessica Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on 19th day of July, 2025

Bry R. Welch
Notary Public

Brittany R. Welch
Printed Name

(NOTARY SEAL)



My Commission Expires: MY COMMISSION EXPIRES APRIL 17, 2029

Kathryn Fanner Rayser
Katie Farmer

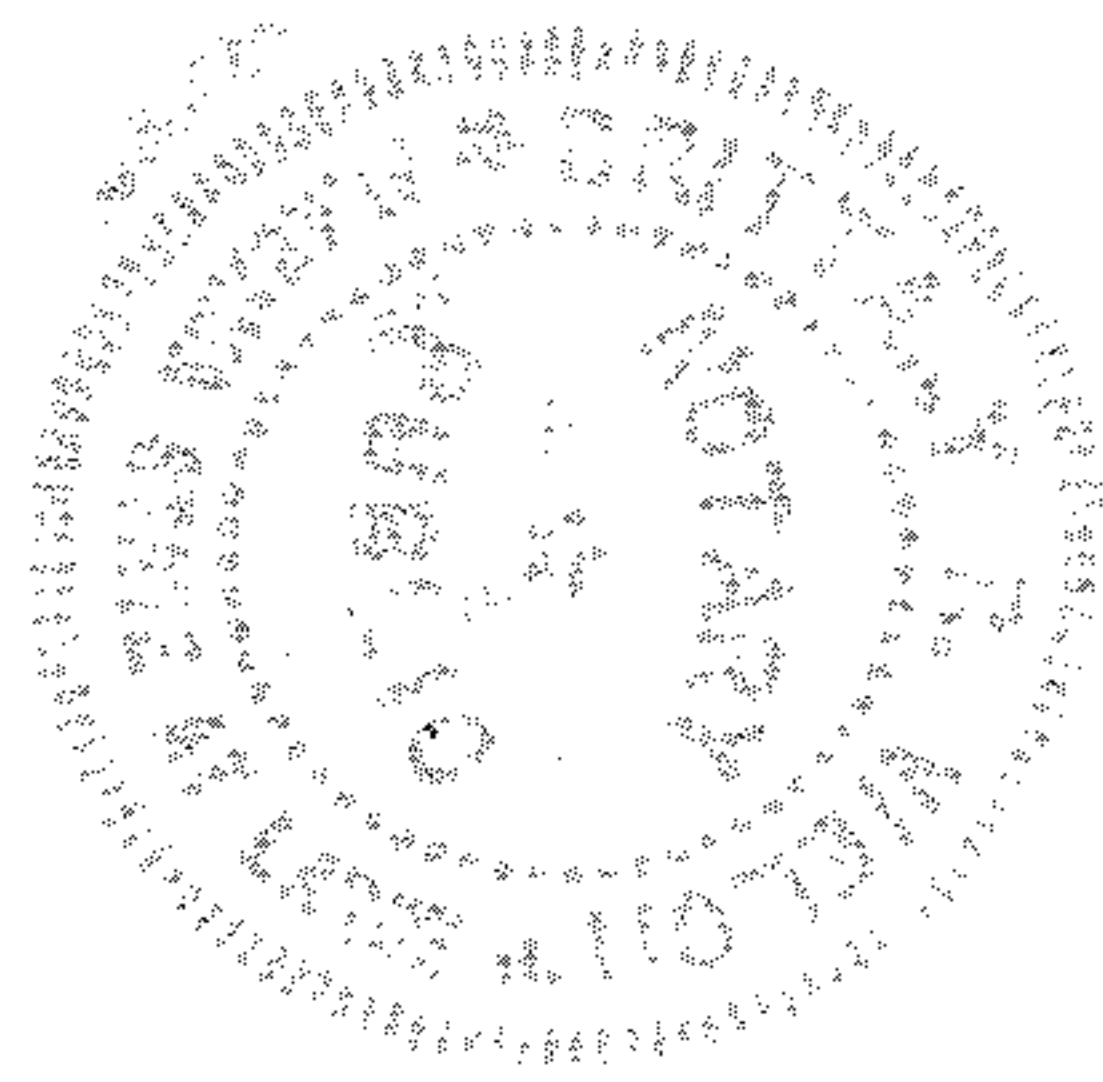
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Katie Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on 19th day of July 2025

Brian R. Welch
Notary Public

Brian R. Welch
Printed Name

(NOTARY SEAL)

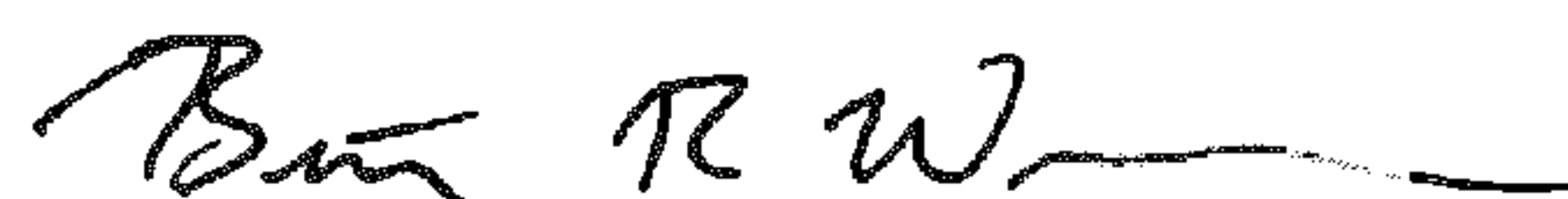


My Commission Expires: MY COMMISSION EXPIRES APRIL 17, 2029


Loyd Farmer

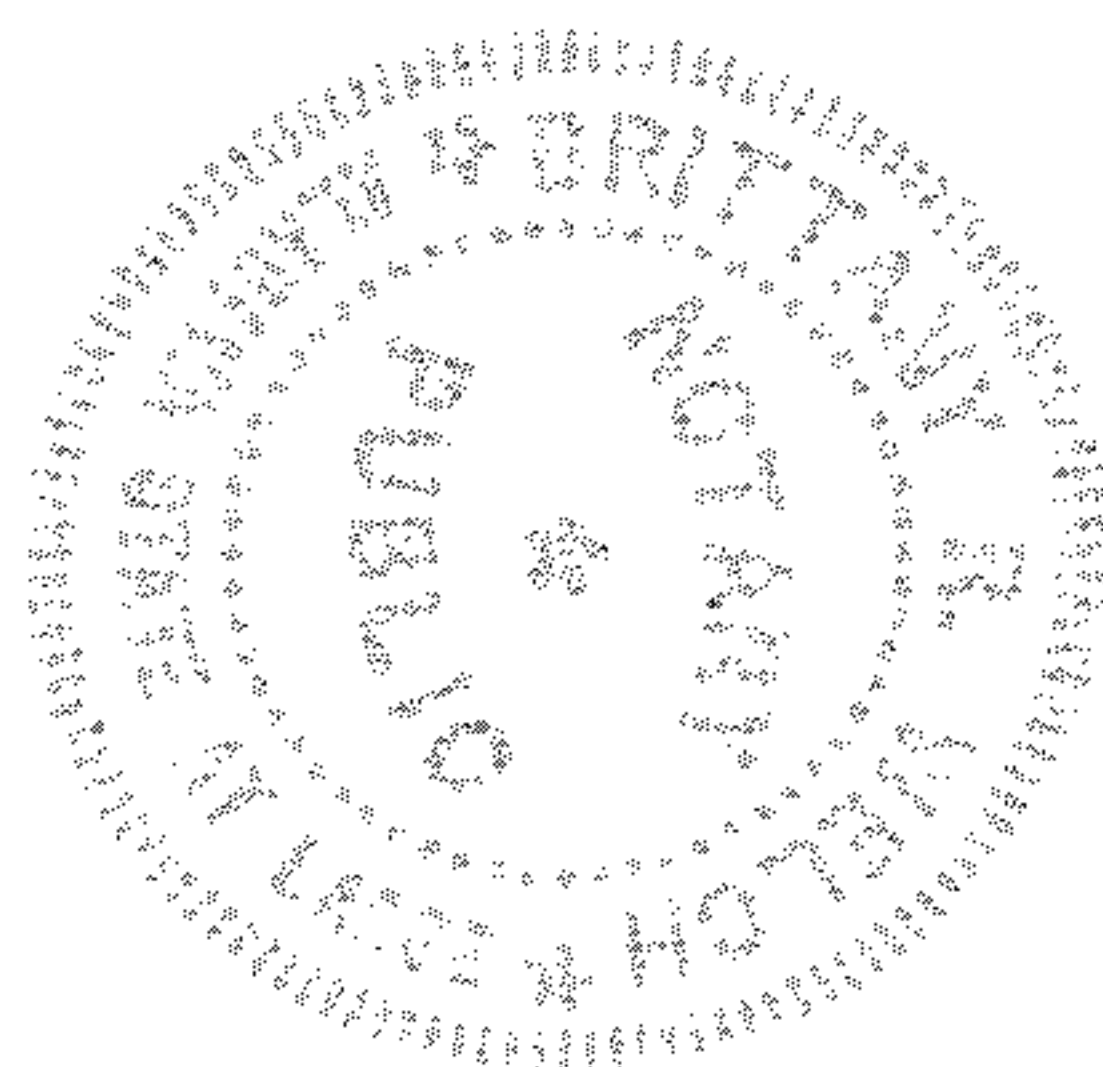
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Loyd Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand on 19th day of July, 2025


Notary Public

Brittany A. Welch
Printed Name

(NOTARY SEAL)



My Commission Expires: MY COMMISSION EXPIRES APRIL 17, 2029



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2025 03:52:53 PM
 \$757.00 PAYGE
 20250902000269310

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Shannon Davis, PR of E/O Neal Farmer
 Mailing Address 235 Highway 109
 Wilsonville, AL 35186

Grantee's Name Honeymoon Hill, LLC
 Mailing Address 235 Highway 109
 Wilsonville, AL 35186

Property Address
 235 Highway 109
 Wilsonville, AL 35186

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 703,620

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Tax Assessor

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 8/26/25

Print Shannon Davis

Unattested

Sign

Shannon Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1