

This Instrument was Prepared by:

Send Tax Notice To: Will Bradley Lumpkin

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30553

182 Hwy 265
unit # 1106
Huntsville, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Five Hundred Thousand Dollars and No Cents (\$500,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **L & S Small Engine Repair, LLC**, (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 **Will Bradley Lumpkin** (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

\$425,000.00 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 Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of September, 2025.

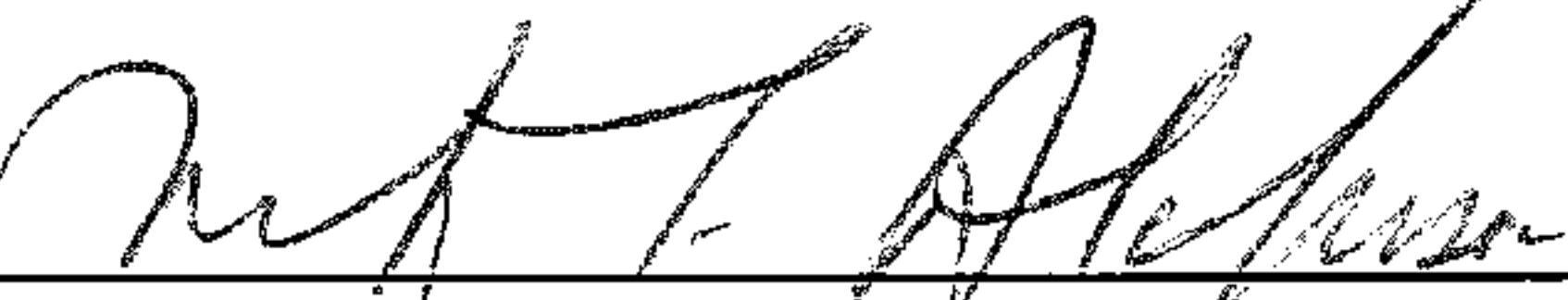
L & S SMALL ENGINE REPAIR, LLC


Lance Sullivan
Managing Member

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Lance Sullivan as Managing Member of L & S Small Engine Repair, LLC 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 2nd day of September, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

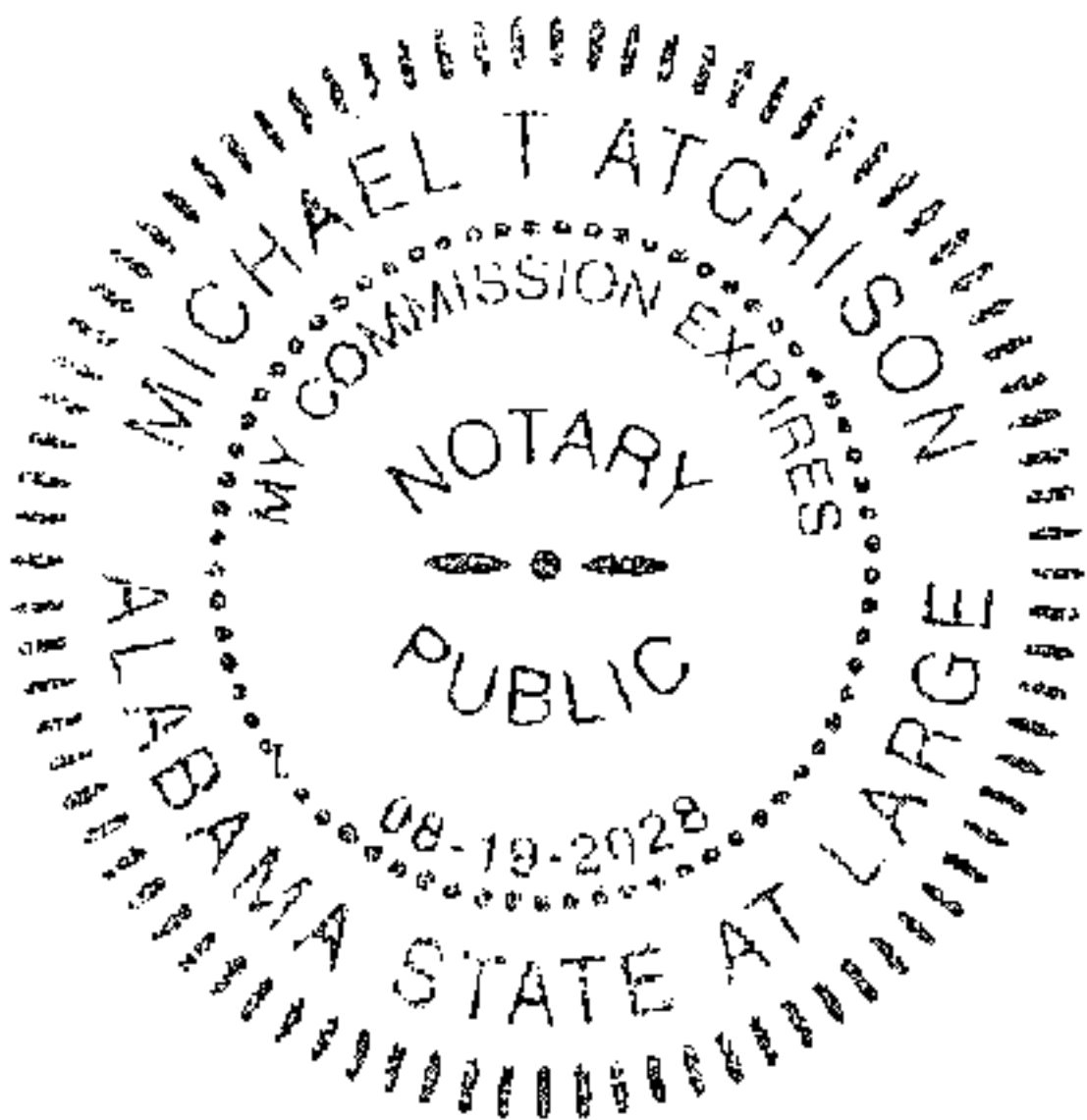


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at a point on the Westerly Right of Way line of Wilson Drive, said Point being the Southeast corner of Lot 2, According to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama; Thence run South 87°10'36" West along the South line of said Lot 2 for 86.42 feet to a set iron; thence run South 02°14'13" East for 40.51 feet to a set iron; thence run South 87°46'06" West for 108.08 feet top a set Iron; thence run North 06°49'40" West for 123.99 feet to a set iron; Thence run North 13°07'53" West for 48.83 feet to a set iron lying on the Southerly Right of Way line of Alabama State Highway 25, and to a non tangent curve to the right, having a radius of 979.15 feet, a chord bearing of North 77°20'54" East, and a chord length of 27.31 feet; thence run along said arc and said road right of way for 27.31 feet to a set cross; thence run South 11°51'09" East along said road Right of Way for 5.00 feet to a set PK Nail, and to a non tangent curve to the right, having a radius of 374.15 feet, a chord bearing of North 82°41'22" East, and a chord length of 154.29 feet; thence run along said arc and said road of Right of Way for 154.45 feet to a set iron; thence run South 41°13'31" East along said road Right of Way for 51.78 feet to a set PK Nail lying on the Westerly Right of Way of Wilson Drive; thence run South 02°04'19" East along said road Right of Way for 103.57 feet to a set iron and the Point of Beginning.

According to the Survey by Jeff D. Arrington of Arrington Engineering, AL REG #: 18664, dated May 24, 2025

