This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: S-25-30553 Send Tax Notice To: Will Bradley Lumpkin

182 Hwy 265 Un: + # 1106 Alaborta, 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.

L & S SMALL ENGINE REPAIR, LLC

Lance Sullivan
Managing Member

State of Alabama

County of Shelby

I, Manual Total And 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 __

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

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	L&S Small Engine Repair, LLC 1025 Clauft Rd 1024 Al 4424 Highway 25. Montevallo, AL 35115	Date of Sale Total Purchase Price or Actual Value or	182 Hvy 265 Linit # 1106 alabaster ac 35007 September 02, 2025 \$500,000.00
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) Bill of Sale XX Sales Contract 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 September 02, 2025		Print L&S Small Er	ngine Repair, LLC
Unattested	(verified by)	Sign (Grantor/	Grantee/Owner/Agent) circle one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Clerk Shelby County, AL		Form RT-1

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