

This Instrument was Prepared by:

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

File No.: S-25-30786

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

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00)**, 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, **H.D. Ingram Jr and Charlotte Ingram**, husband and wife (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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of Sept, 2025.

H.D. Ingram Jr  
H.D. Ingram Jr

Charlotte Ingram  
Charlotte Ingram

State of Alabama

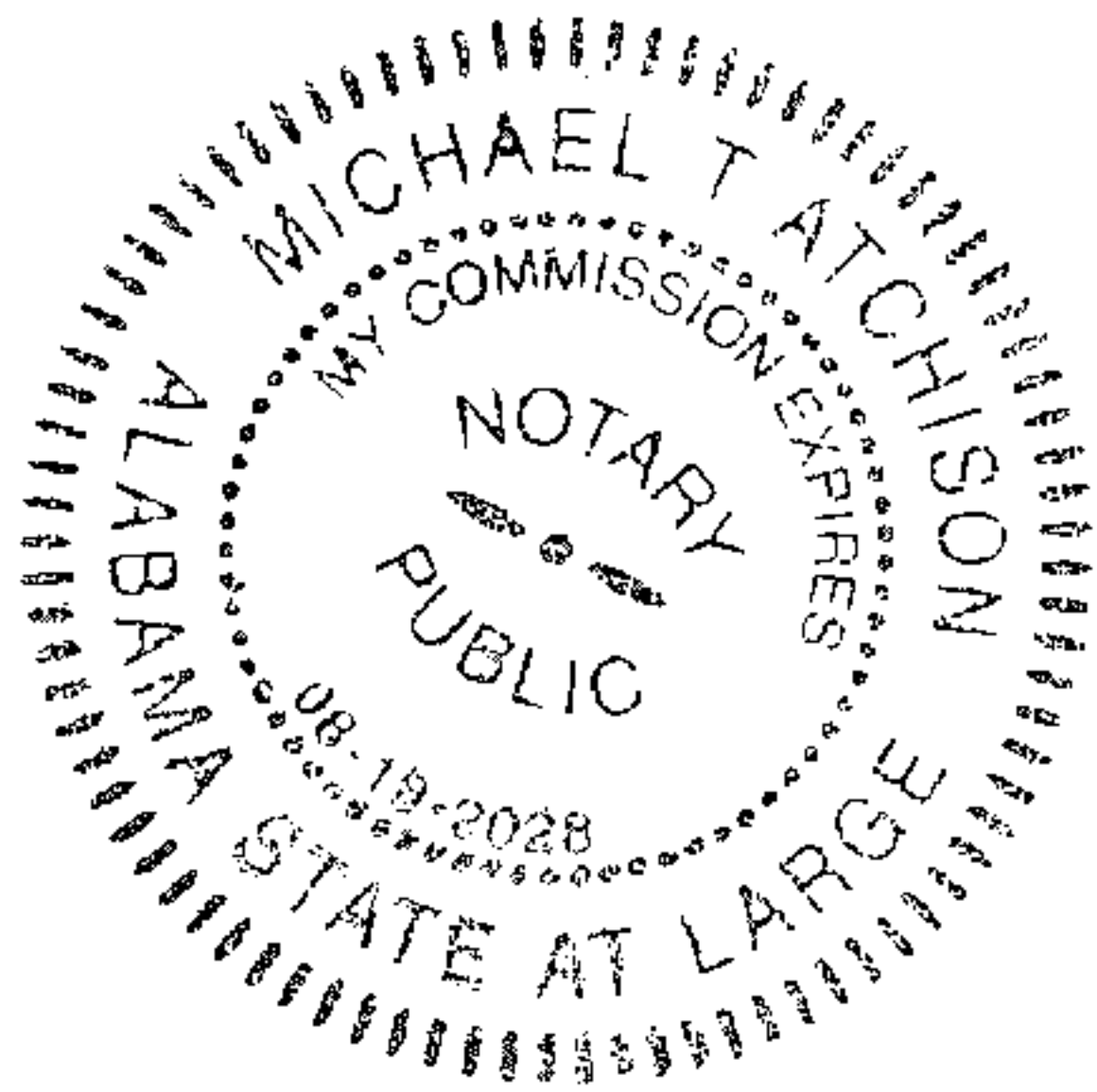
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that H.D. Ingram Jr and Charlotte Ingram, 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 19th day of Sept, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North 7 degrees 15 minutes 00 seconds East, 302.50 feet to an existing iron pin; thence South 89 degrees 46 minutes 58 seconds West, 251.39 feet to an existing iron pin; thence South 2 degrees 17 minutes 55 seconds East, 300.30 feet to an existing capped iron; thence North 89 degrees 44 minutes 10 seconds East, 201.18 feet to the Point of Beginning. According to the survey of Michael H. Vinson, AL. Reg. No. 12310, dated September 9, 2001.

**PARCEL II:**

Part of the S 1/2 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:  
Beginning at an existing iron rebar being the locally accepted Northwest corner of the SE 1/4 of the NW 1/4 of said Section 27, run in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 444.91 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 69 degrees 17 minutes, 47 seconds and run in a Southeasterly direction for a distance of 50.0 feet to an existing iron rebar set by Laurence D. Weygand and being on the Northwest Right-of-Way line of U.S. Highway #280; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction along the Northwest Right-of-Way line of said U.S. Highway #280 for a distance of 602.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 89 degrees 39 minutes 26 seconds and run in a Northwesterly direction for a distance of 278.42 feet to an existing iron rebar; thence turn an angle to the right of 111 degrees, 02 minutes, 48 seconds and run in an Easterly direction along the North line of the SW 1/4 of the NW 1/4 of said Section 27 for a distance of 201.17 feet, more or less, to the Point of Beginning.

## 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>H.D. Ingram Jr</u> <u>Charlotte Ingram</u> Mailing Address <u>3677 Highway 69</u> <u>Chickasaw, AL 35043</u> Property Address <u>Willow Wood Drive</u> <u>Westover, AL 35186</u>	Grantee's Name <u>Lumpkin Development Holdings LLC</u> Mailing Address <u>100 metro Parkway</u> <u>Pelham, AL 35124</u> Date of Sale <u>September 19, 2025</u> Total Purchase Price <u>\$245,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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 checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 18, 2025

Print H.D. Ingram Jr

**Unattested** **Filed and Recorded**  
**Official Public Records**  
 (Verified by)  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/19/2025 11:24:37 AM**  
**\$273.00 JOANN**  
**20250919000288200**

Sign H.D. Ingram Jr.  
 (Grantor/Grantee/Owner/Agent) circle one



Form RT-1

*Allie S. Bevil*