

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jennifer J. McEwen, Esq.
MAYNARD NEXSEN PC
1901 Sixth Avenue North
Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICES TO:

Gold Run Farm, LLC
565 Griffin Road
Chelsea, Alabama 35043

TRUSTEE'S DEED

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, Marian L. Phillips, as grantor, and Benny M. LaRussa, as trustee, executed the Marian L. Phillips 2014 Generation-Skipping Trust Agreement dated December 30, 2014, which established a separate trust for the benefit of Carol Anne Phillips (the "Trust"), with Steven S. Phillips, as trustee.

WHEREAS, Todd M. Lankford and Paige Lankford, husband and wife, as Grantors, conveyed the property described herein to the Trust, pursuant to that certain Warranty Deed executed and recorded on August 26, 2025 as Instrument No. 20250826000261990, in the Office of the Judge of Probate of Shelby County, Alabama, and in that certain Corrective Deed corrected to reflect the marital status of the grantors and to include the attached Public Road Notice recorded on August 27, 2027 as Instrument No. 2025827000263050, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, Steven S. Phillips, as trustee of the Trust, desires by this Trustee's Deed to convey the property described herein to Gold Run Farm, LLC.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, I, **STEVEN S. PHILLIPS, as trustee of the Carol Anne Phillips 2014 Trust**, (herein referred to as ("Grantor")), do grant, bargain, sell and convey unto **GOLD RUN FARM, LLC**, an Alabama limited liability company (the "Grantee"), the real estate situated in Shelby County, Alabama and more particularly described as follows, to wit:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Southeast Quarter, also being the Point of Beginning; thence run West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 997.25 feet; thence right 85 degrees 15 minutes 30 seconds a distance of 930 feet; thence right 92 degrees 42 minutes

39 seconds a distance of 1007.41 feet to the East line of Section 23; thence right 88 degrees 01 minutes 40 seconds a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, being more particularly described as follows: Commence and being at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23, a distance of 964.87 feet; thence left 88 degrees 01 minutes 40 seconds Westerly 24.01 feet; thence left 91 degrees 58 minutes 20 seconds Southerly 964.03 feet to the South line of the Northeast Quarter of the Southeast Quarter Section 23; thence left 85 degrees 59 minutes 47 seconds Easterly 24.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. All ad valorem taxes not yet due and payable;
2. All mineral and mining rights not owned by the Grantor; and
3. All easements, rights-of-ways, restrictions, covenants and encumbrances of record, including but not limited to the Public Road Notice attached hereto.

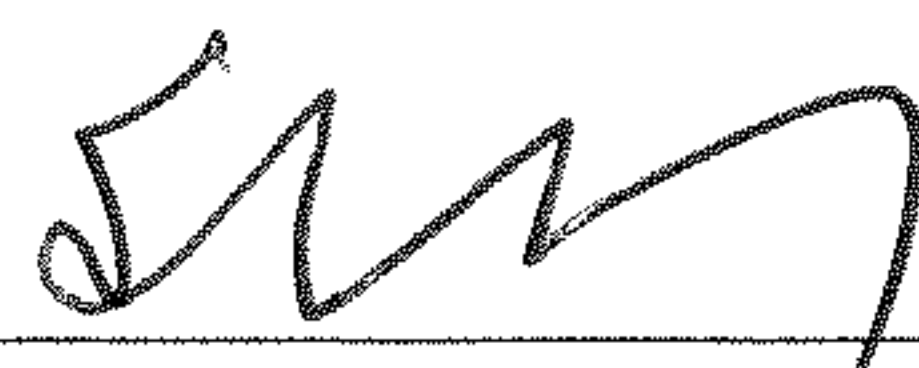
This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject Property; therefore preparer makes no certification as to the status of title.

The property being conveyed does not constitute the Homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, its heirs, executors, administrators and assigns, that it will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of this 3rd day of October, 2025.


 STEVEN S. PHILLIPS, as trustee of the
 Carol Anne Phillips 2014 Trust

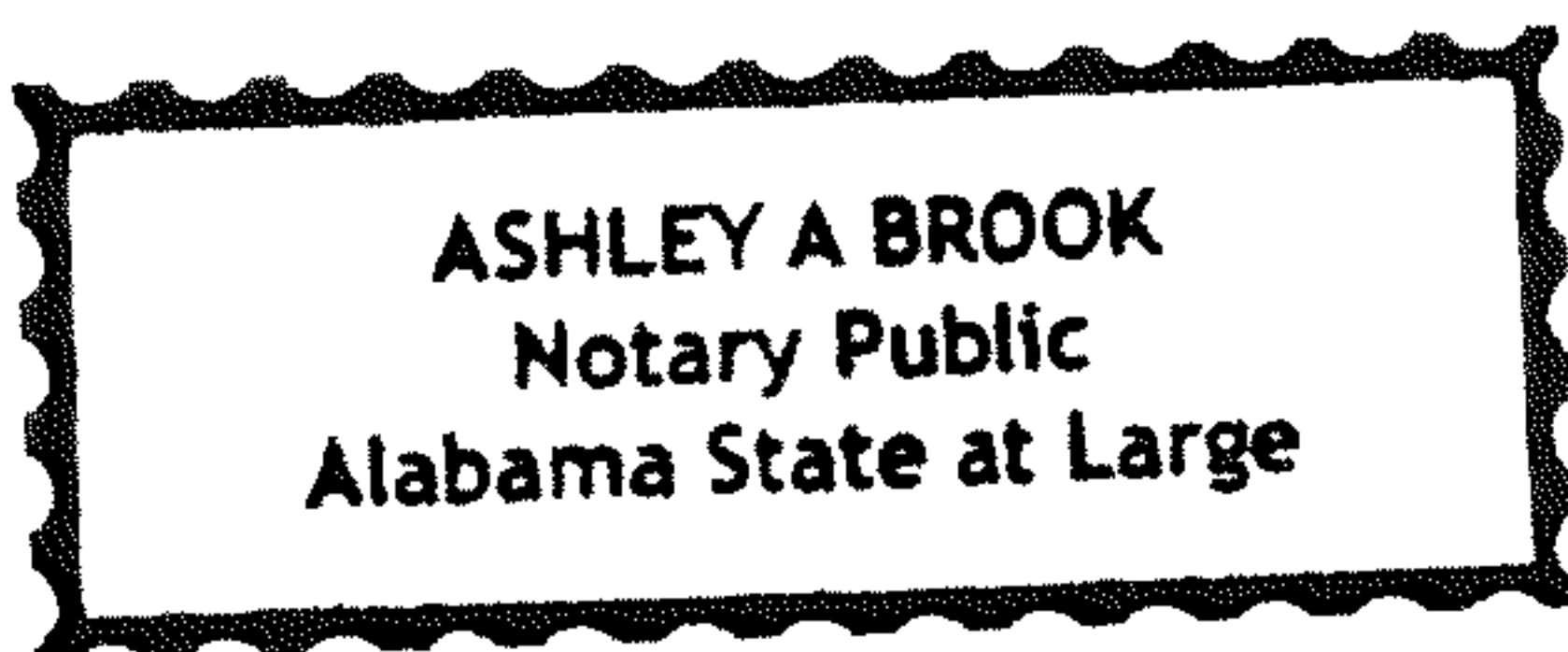
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN S. PHILLIPS, whose name as sole trustee of the Carol Anne Phillips 2014 Trust 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of October, 2025.

[SEAL]



Ashley A Brook
Notary Public
My Commission Expires: 12/26/28

Real Estate Sales Validation Form

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

Grantor's Name: Steven S. Phillips, as
trustee of the Carol Anne Phillips
2014 Trust

Grantee's Name: Gold Run Farm, LLC

Mailing Address: 565 Griffin Road
Chelsea, AL 35043

Mailing Address: 565 Griffin Road
Chelsea, AL 35043

Date of Sale: August 26, 2025
Total Purchase Price: \$1,250,000.00

Property Address: 565 Griffin Road, Chelsea, AL
Parcel No. 14-6-23-0-000-004.001

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

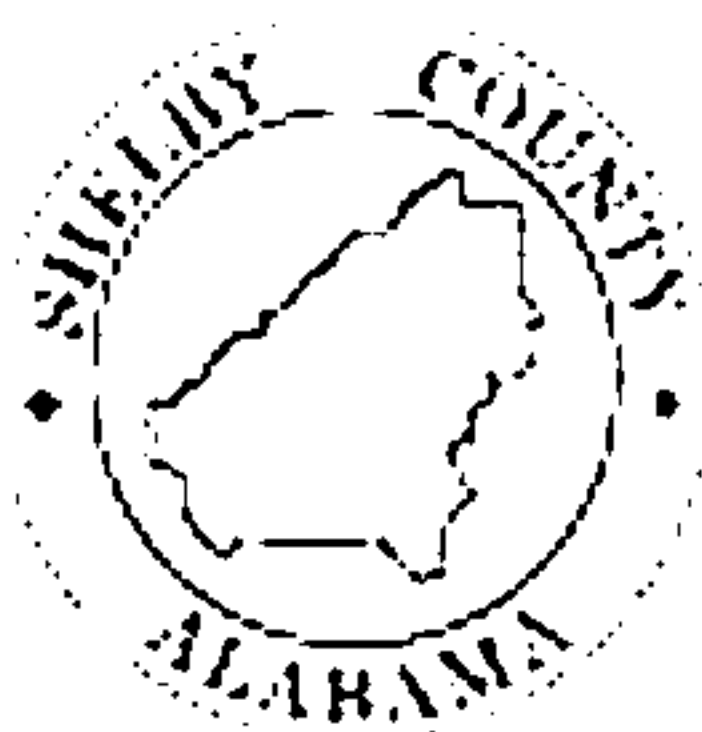
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: October 3, 2025

Printed Name: Steven S. Phillips, as trustee of the Carole Anne
2014 Trust

____ Unattested _____
(verified by)

Sign [Signature]
(Grantor)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2025 09:57:05 AM
\$1281.00 KELSEY
20251015000317320

Allen S. Bayl