

This instrument prepared by:

Ashley Sineath, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.**

**NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Instrument # 20170331000109500, recorded 03/31/2017

STATE OF ALABAMA	)	Send Tax Notice to:
	)	Edwin Delynn Lovelady, II
	)	and Beverly Eugenia Sanders Lovelady, Co-Trustees of
	)	the Lynn and Beverly Lovelady Management Trust
	)	dated August 27, 2025
	)	1056 Regency Way
COUNTY OF SHELBY	)	Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 3rd day of November, 2025 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to **Edwin Delynn Lovelady, II and Beverly Eugenia Sanders Lovelady (also known as Beverly Sanders Lovelady)** a married couple (herein referred to collectively as "Grantor"), in hand paid by **Edwin Delynn Lovelady, II and Beverly Eugenia Sanders Lovelady, Co-Trustees of the Lynn and Beverly Lovelady Management Trust dated August 27, 2025** (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL, AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property") to-wit:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is made subject to the following:

1. Ad valorem taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all

applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and their heirs and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, though, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

NOTE: The Property hereby conveyed is the homestead of Grantor and will remain the homestead of the Grantor upon conveyance. The Grantor are the primary beneficiaries of the **Lynn and Beverly Lovelady Management Trust dated August 27, 2025**, and have the right to use, possess, and occupy the Property as their residence.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

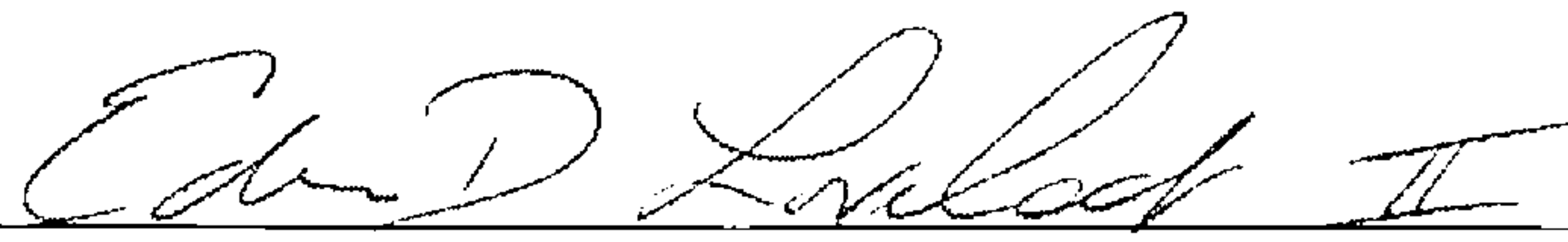
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Edwin Delynn Lovelady, II and Beverly Eugenia Sanders Lovelady	Lynn and Beverly Lovelady Management Trust dated August 27, 2025
1056 Regency Way Birmingham, Alabama 35242	1056 Regency Way Birmingham, Alabama 35242

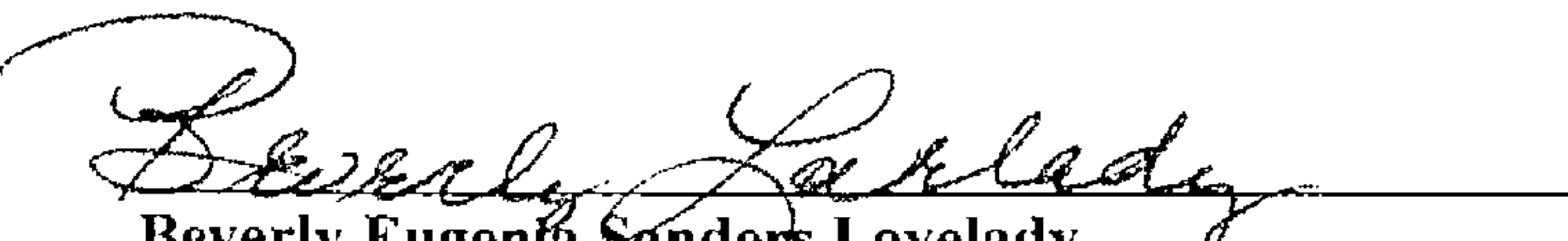
Property Address:	1056 Regency Way Birmingham, Alabama 35242
Date of Conveyance:	<u>November 3</u> , 2025
Assessor's Market Value:	\$719,300
The Assessor's Market Value can be verified in:	☐ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☒ Property Tax Bill or Assessment ☐ Other -- _____

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:


Edwin Delynn Lovelady, II

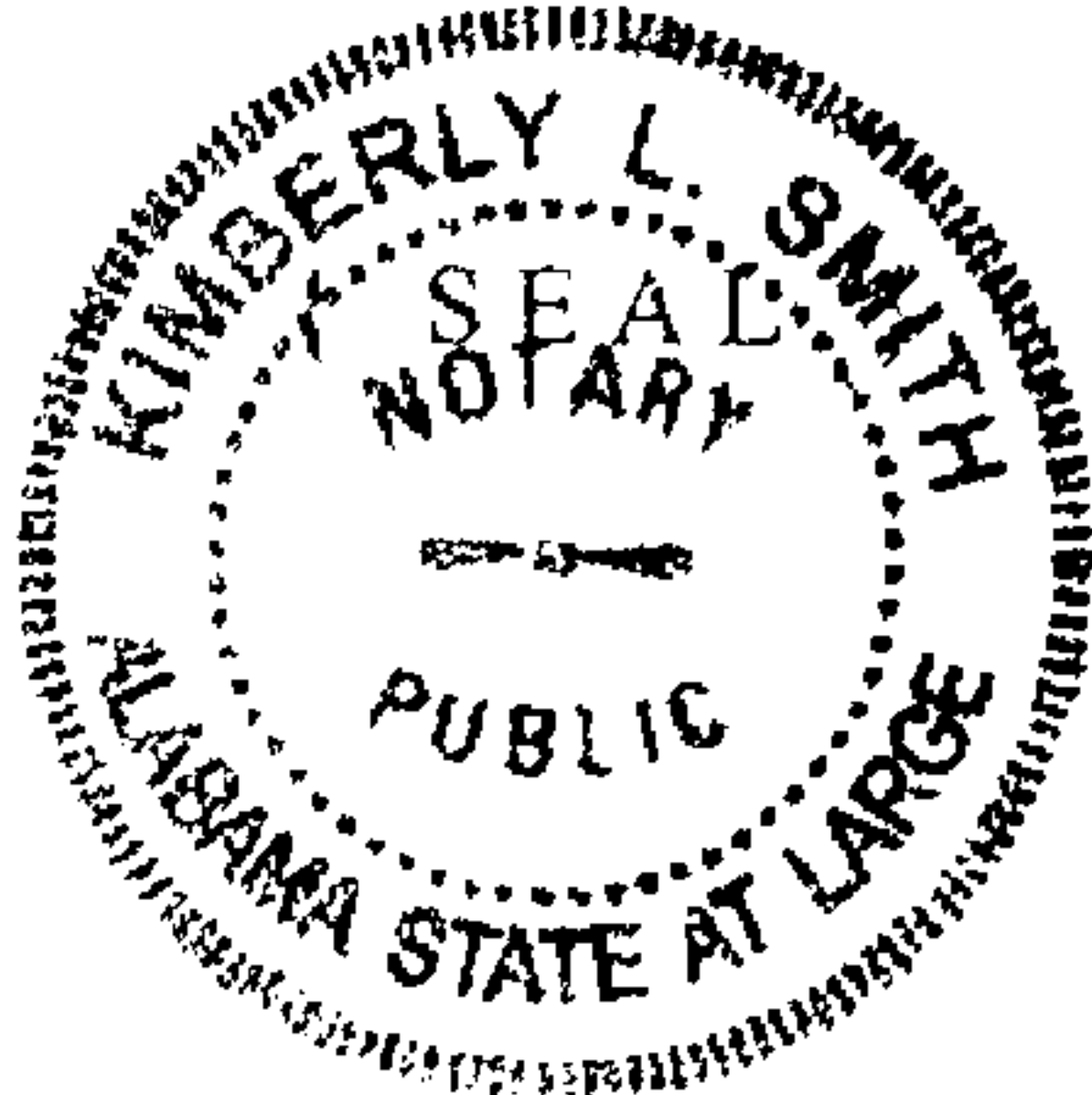

Beverly Eugenia Sanders Lovelady

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edwin Delynn Lovelady, II** and **Beverly Eugenia Sanders Lovelady**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

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



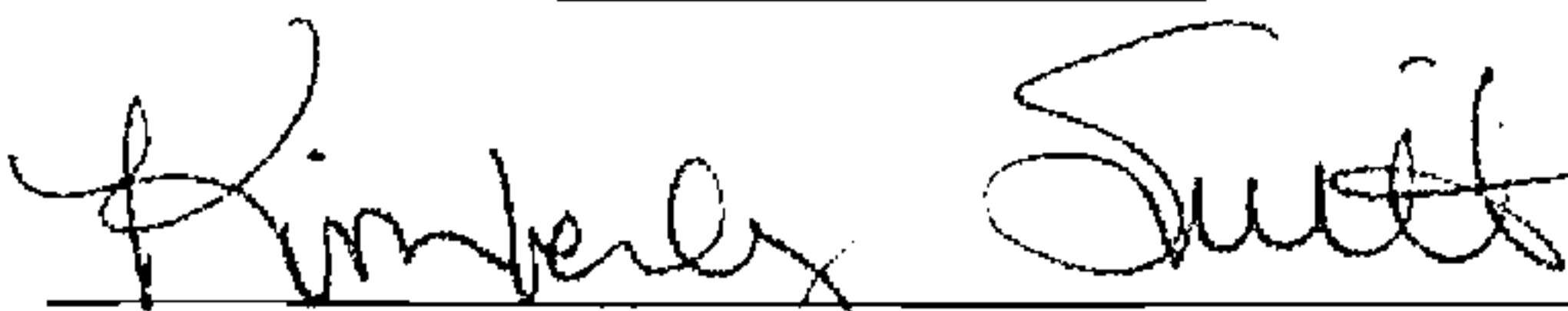
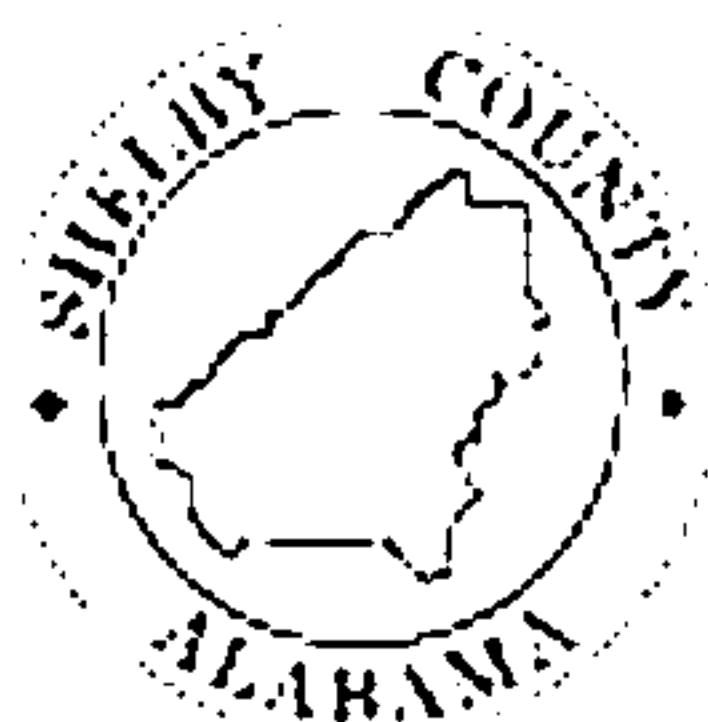

Notary Public
My Commission Expires: 5-2-2027

EXHIBIT A
Legal Description

Lot 2911, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A, B, C and D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Instrument No. 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 09:43:03 AM
\$751.50 JOANN
20251104000337550

Allen S. Bayl