

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the 30th day of October, 2025, by Joseph E. Bankson, a married man and Lori B. Ellis, a married woman both as devisees under the Last Will and Testament of Barbara Bankson, deceased, Covington County, Alabama, Probate Case No. 2014-248, James Scott Robinson, a married man, as devisee under the Last Will and Testament of Lois Lucille Robinson, deceased, Shelby County, Alabama, Probate Case No. 2018-000138, and Mary Connie Epperson, a married woman (the "Grantors"), to South Brooke LLC, an Alabama limited liability company (the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantees to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantees the following described property (the "Property"):

A part of the SE ¼ of the SE ¼ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commencing at 5/8 inch rebar found at the Southeast corner of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 22 minutes 12 seconds West along the East line of Section 31 for 932.24 feet to the POINT OF BEGINNING; thence continue North 0 degrees 22 minutes 12 seconds West 147.15 feet to a 5/8 inch rebar set at the point of curvature of a curve to the left, having a radius of 1,392.50 feet, a central angle of 4 degrees 20 minutes 31 seconds, and a chord of 105.50 feet bearing North 70 degrees 18 minutes 14 seconds West; thence West along said curve and the Southerly right of way line of U.S. Highway 280 for 105.52 feet to a 5/8 inch rebar set; thence South 0 degrees 33 minutes 58 seconds East along the East right of way line of Windsor Drive 184.78 feet; thence go North 88 degrees 47 minutes 52 seconds East 98.57 feet to the POINT OF BEGINNING.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

SUBJECT TO those Permitted Exceptions enumerated in Exhibit "A" attached hereto and made a part hereof.

The Property does not constitute the homestead of Grantors or Grantors' respective spouses.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

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

- Purchase money mortgage in the amount of \$375,000.00 filed simultaneously herewith.

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

Grantor's Name and Mailing Address:

Joseph E. Bankson
2761 Englenook Road
Millbrook, Alabama 35406

Lori B. Ellis
363 Bruner Avenue
Evergreen, Alabama 36401

James Scott Robinson
Street Address
City, State Zip

Mary Connie Epperson
349 Lilly Drive
Sterrett, Alabama 35147

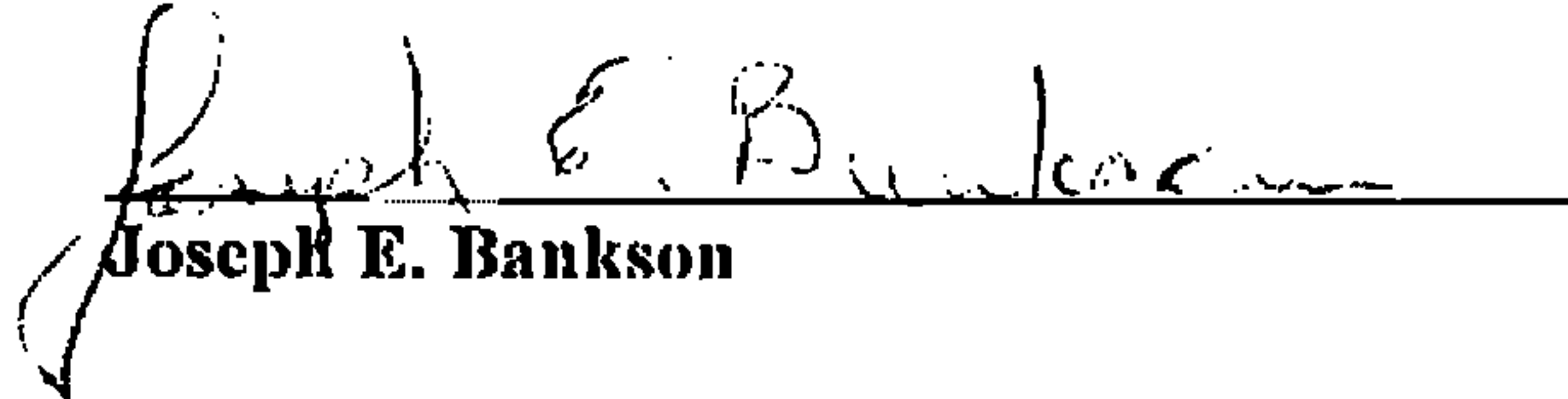
Property Address: 6942 Lyndon Drive, Birmingham, Alabama 35242

Parcel ID: 03-9-31-0-002-001.000

Purchase Price: \$280,250.00. The Purchase Price can be verified by the Closing Statement.

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[Signature pages to follow]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.



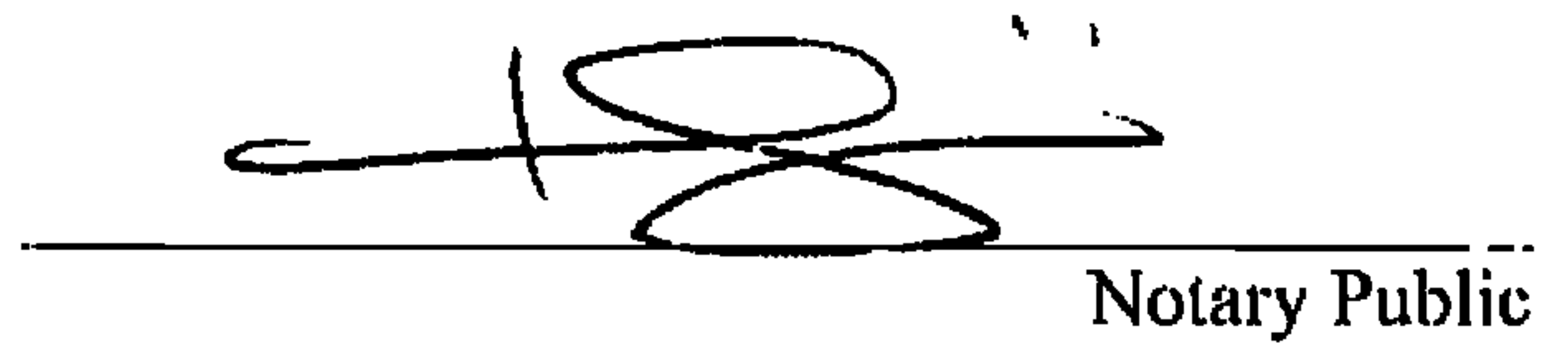
Joseph E. Bankson

STATE OF ALABAMA

COUNTY OF JEFFERSON

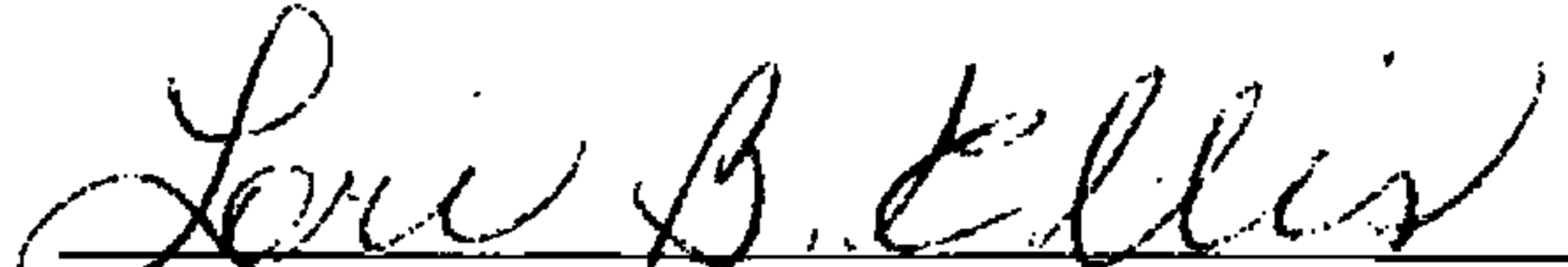
I, Thomas C. Williams, Notary Public for the State of Alabama do hereby certify that **Joseph E. Bankson a married man**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of October, 2025.



Notary Public

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

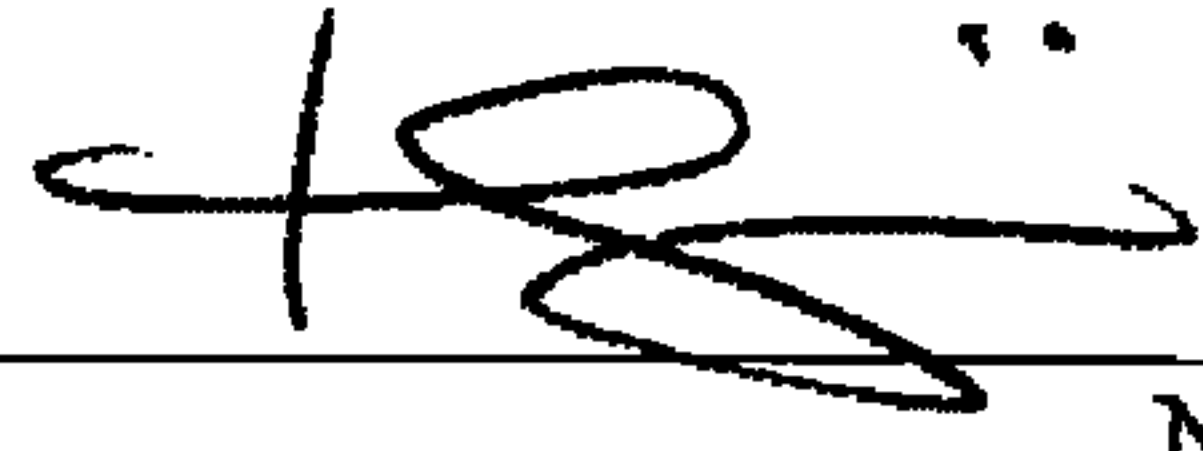

Lori B. Ellis

STATE OF ALABAMA

COUNTY OF JEFFERSON

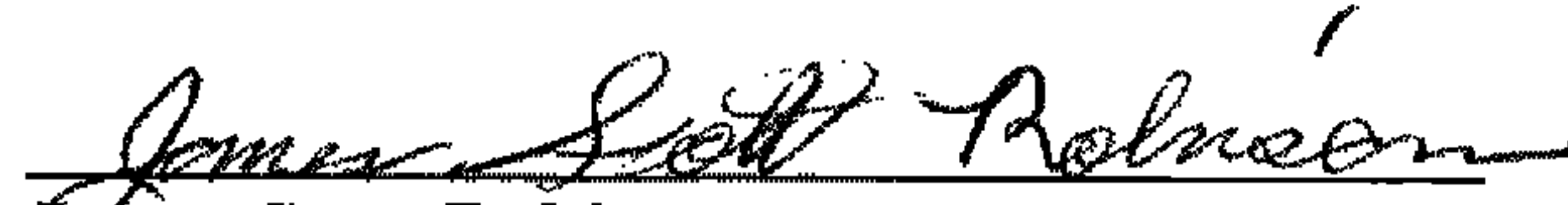
I, Thomas C. Wilgan, Notary Public for the State of Alabama do hereby certify that **Lori B. Ellis**, a married woman, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of October, 2025.



Notary Public

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.


James Scott Robinson

STATE OF ALABAMA

COUNTY OF JEFFERSON

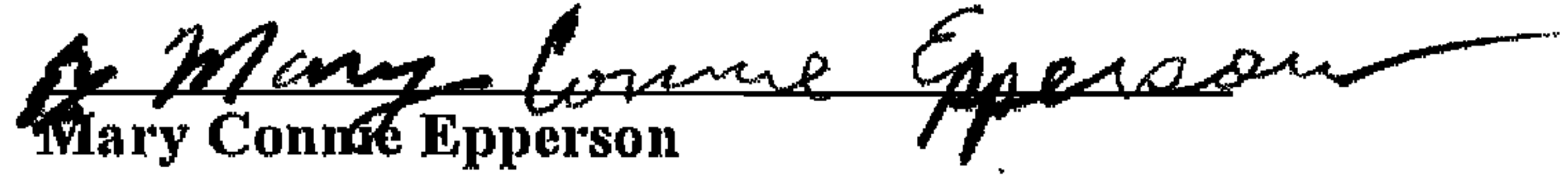
I, Thomas C. Williams, Notary Public for the State of Alabama do hereby certify that **James Scott Robinson, a married man**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of October, 2025.



Notary Public

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.


Mary Connie Epperson

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Thomas C. Williams, Notary Public for the State of Alabama do hereby certify that **Mary Connie Epperson, a married woman**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of October, 2025.



Notary Public

Exhibit "A"

Permitted Exceptions

1. Transmission Line granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 109, Page 491.
1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 187, Page 51 and 52; Deed Book 247, Page 391.
2. Right of Way to Shelby County as recorded in Deed Book 95, Page 519.
3. Right of Way granted to South Central Bell as recorded in Deed Book 283, Page 178.
4. Rights of Way, rights in connection therewith, including limited right of access as granted to the State of Alabama, by instrument(s) recorded in Deed Book 253, Page 841.
5. Less and except any part of the Land lying within the right of way of a public road.
6. Any security interest which may be claimed or perfected under the Uniform Commercial Code.
7. The fact that a mobile home rests on the Land and that it is not presently attached to the land or that it might at some time later be severed from the land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2025 12:45:35 PM
\$43.00 KELSEY
20251106000341800

Allen S. Bayl