

This Instrument Prepared By:
Crystal Walls, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Longleaf Sunshine, LLC
c/o Longleaf Property Holding Ventures, LLC
973 Dean Road
Hope Hull, Alabama 36043

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Million One Hundred One Thousand Seven Hundred Sixty and 00/100 Dollars (\$1,101,760.00) and other good and valuable consideration to the undersigned, **CATHERINE BYRD MORTON A/K/A CATHERINE B. MORTON, an unmarried woman and Alabama resident** (hereafter referred to as “Grantor”), in hand paid by **LONGLEAF SUNSHINE, LLC, an Alabama limited liability company, or its successors or assigns** (hereafter 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 estate situated in Shelby County, Alabama, to-wit (the “Property”):

See Exhibit A attached hereto and incorporated herein by reference.

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

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

The Grantor hereby covenants and agrees with Grantee and Grantee’s successors and assigns that the Grantor and Grantor’s successors, and assigns will warrant and defend the Property

against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns in fee simple forever.

NOTE: The Grantor acquired the Property by deed from John D Wendler and Debra D. Wedler to the Grantor and the Grantor's husband, Barry Morton, as joint tenants with right of survivorship, dated June 21, 2006, and recorded in Instrument Number 20060926000478460, in the Probate Office of Shelby County, Alabama. The undersigned Grantor is the surviving spouse of the under said deed, with her husband, Barry Morton, having died on or about December 3, 2021, and their joint tenancy in the Property not having theretofore been severed or modified in any way.

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:
Catherine Byrd Morton a/k/a Catherine B. Morton	Longleaf Sunshine, LLC c/o Longleaf Property Holdings Ventures, LLC
16486 Highway 55	973 Dean Road
Sterrett, Alabama 35147	Hope Hull, Alabama 36043

Property Address and Legal Description:	3 acres being situated in Shelby County, Alabama (See Exhibit A attached hereto)
Date of Sale:	December 3 , 2025
Total Purchase Price:	\$1,101,760.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other

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“Grantor”:

Catherine Byrd Morton
CATHERINE BYRD MORTON, A/K/A
CATHERINE B. MORTON

STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **CATHERINE BYRD MORTON, A/K/A CATHERINE B. MORTON** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of DECEMBER, 2025.

Elyse Hinkle Agee

Notary Public

MY COMMISSION EXPIRES JUNE 23, 2028

My commission expires: _____

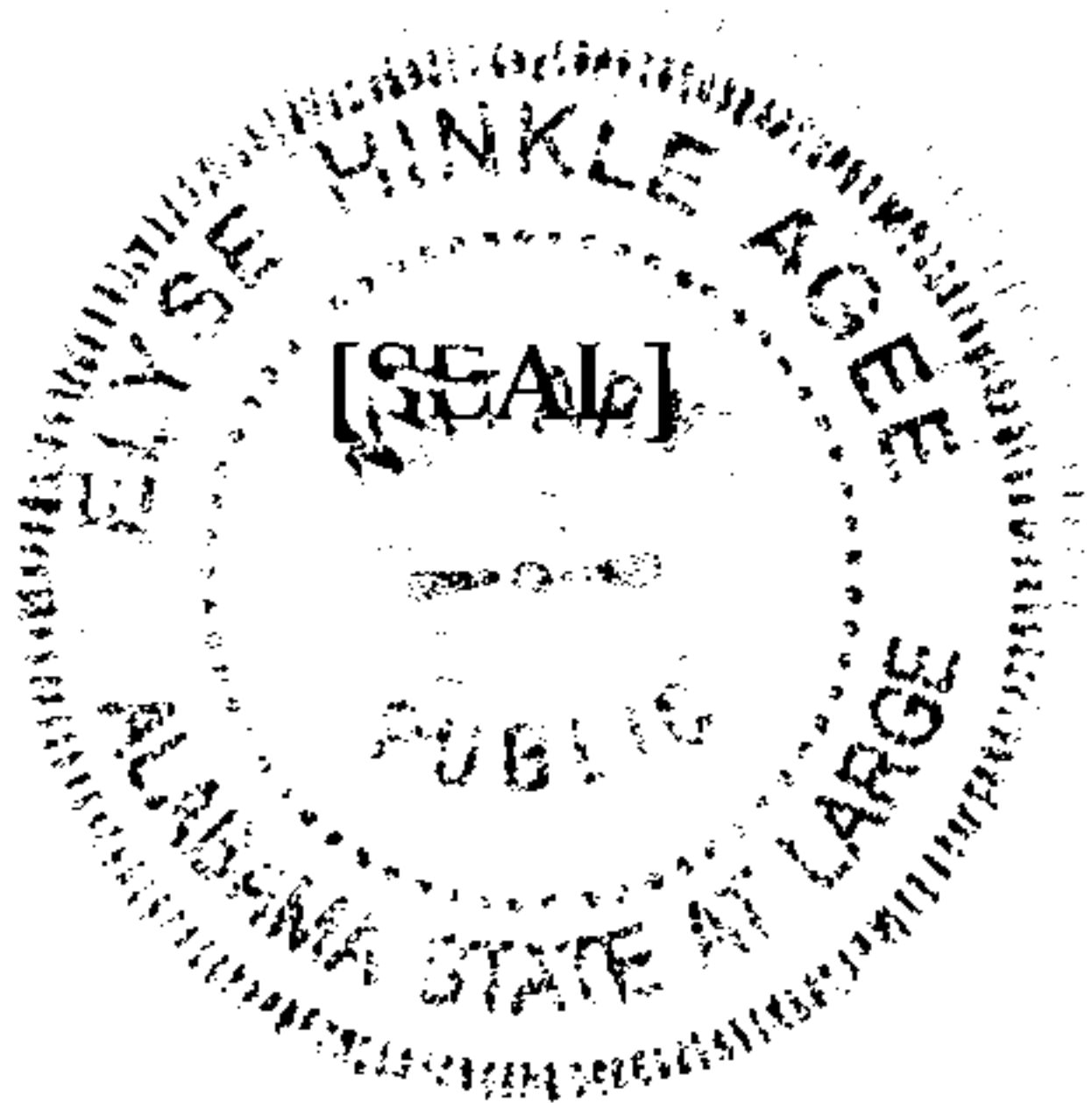


EXHIBIT A**LEGAL DESCRIPTION****PARCEL 3: [Fee]**

Part of the NE 1/4 of the SW 1/4 of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commence at an existing 1/2" iron rebar set by R&G, P.C. (Certificate of Authorization No. 0114LS) and run in a westerly direction along the accepted south line of said 1/4-1/4 section for a distance of 492.90 feet; thence turn an angle to the right of 117°-36'-49" and run in a northeasterly direction for a distance of 14.53 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 321.06 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 105°-04'-51" and run in a northwesterly direction for a distance of 445.07 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89°-50'-40" and run in a southwesterly direction for a distance of 340.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 94°-58'-03" and run in an easterly direction for a distance of 363.74 feet, more or less, to the point of beginning.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-059.001; Municipal address: 16486 Hwy 55, Sterrett, AL 35147]

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. Easement by Barry and Catherine Morton to Alabama Power Company, recorded on October 30, 2007 in Instrument 20071030000500580 of the records of the Judge of Probate of Shelby County, Alabama.
4. Easement by Barry and Catherine Morton to Alabama Power Company, recorded on October 30, 2007 in Instrument 20071030000500590 of the records of the Judge of Probate of Shelby County, Alabama.
5. Right-of-way granted by Jodie and Olene Mentz to Shelby County recorded on November 12, 1949 in Book 135, Page 147 of the records of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 01:54:37 PM
\$1136.00 PAYGE
20251208000375260

Allie S. Bayl