

NOTE TO CLERK: All or a portion of the Total Purchase Price has been paid out of the proceeds of a purchase money mortgage recorded simultaneously herewith.

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 Six Million One Hundred Nine Thousand Six Hundred Sixty-Five and 00/100 Dollars (\$6,109,665.00) and other good and valuable consideration to the undersigned, **SUNSHINE FARM, L.L.C., an Alabama limited liability company** (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.

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

Property Address and Legal Description:	146.3 acres being situated in Shelby County, Alabama (See Exhibit A attached hereto)
Date of Sale:	December 3 , 2025
Total Purchase Price:	\$6,109,665.00
The Purchase Price can be verified in:	<div><input type="checkbox"/> Closing Statement</div> <div><input checked="" type="checkbox"/> Sales Contract</div> <div><input type="checkbox"/> Appraisal</div> <div><input type="checkbox"/> Bill of Sale</div> <div><input type="checkbox"/> Property Tax Bill or Assessment</div> <div><input type="checkbox"/> Other</div>

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 3rd day of December, 2025.

"Grantor":

SUNSHINE FARM, L.L.C.,
an Alabama limited liability company

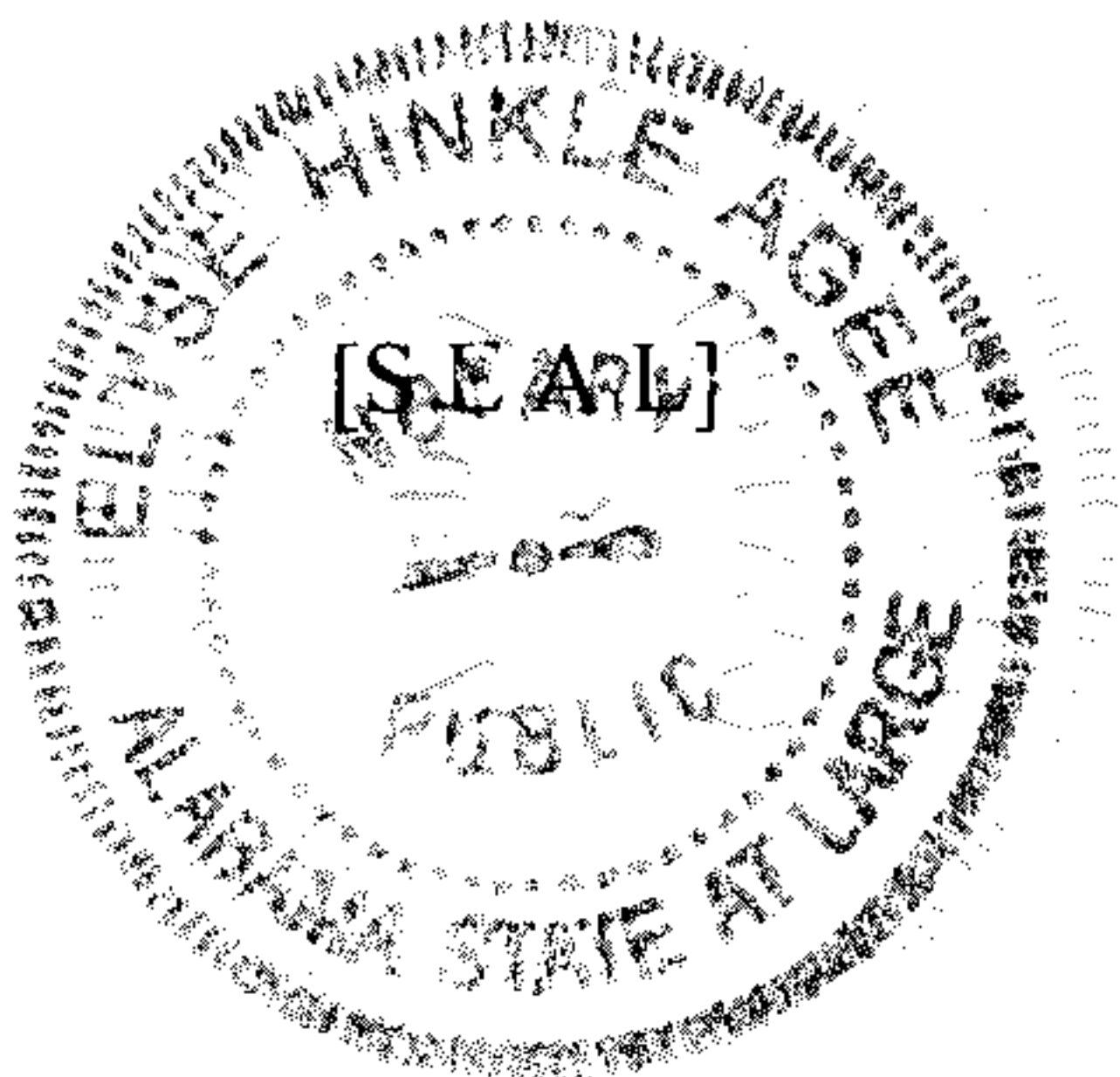
Members:

Catherine Byrd Morton
Catherine Byrd Morton, individually

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**, whose name as **Member of Sunshine Farm, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Elise Hinkle Agee
Notary Public
My Commission Expires: _____

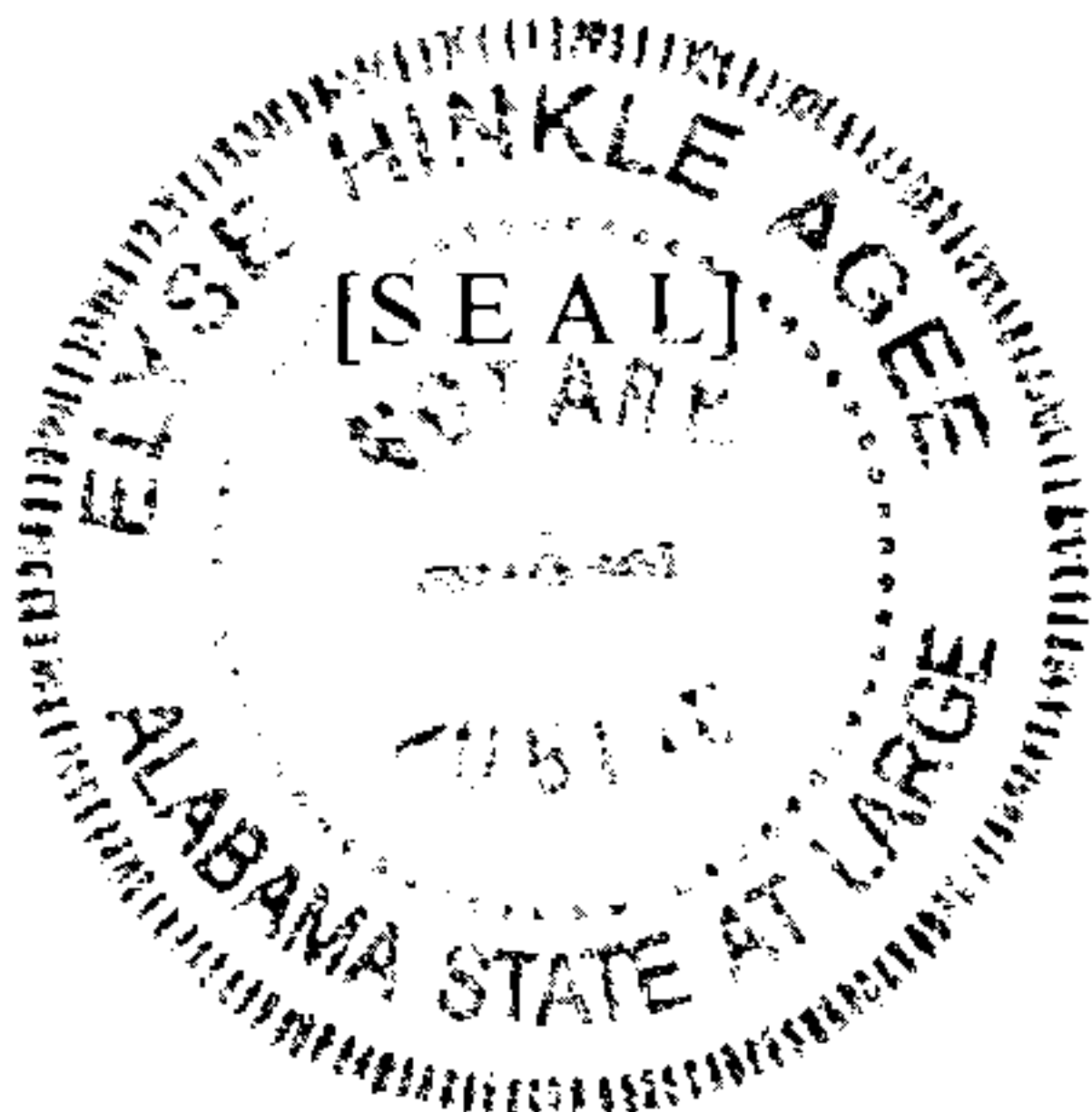
MY COMMISSION EXPIRES JUNE 23, 2028

Catherine Byrd Morton
Catherine Byrd Morton, as Co-Trustee of the Morton
Marital Trust

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, as Co-Trustee of the Morton Marital Trust**, whose name as **Member of Sunshine Farm, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Elyse Hinkle Agee
Notary Public
My Commission Expires: _____ MY COMMISSION EXPIRES JUNE 23, 2028

Ken Wallis

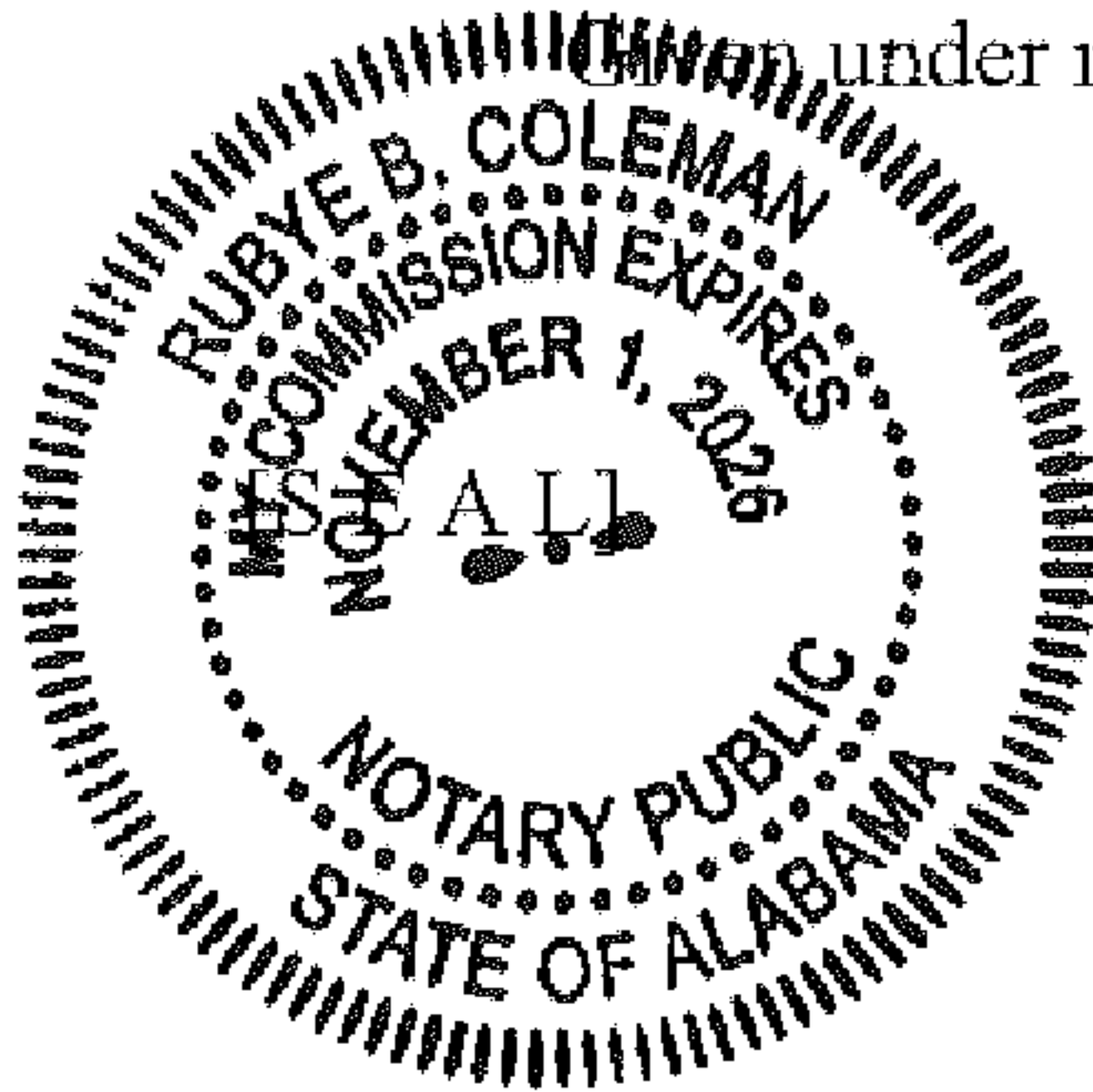
Ken Wallis, as Co-Trustee of the Morton Marital Trust

STATE OF ALABAMA)

COUNTY OF Montgomery)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ken Wallis, as Co-Trustee of the Morton Marital Trust**, whose name as **Member of Sunshine Farm, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal this 2nd day of December, 2025.



Ruby B. Coleman

Notary Public

My Commission Expires: 11/1/2026

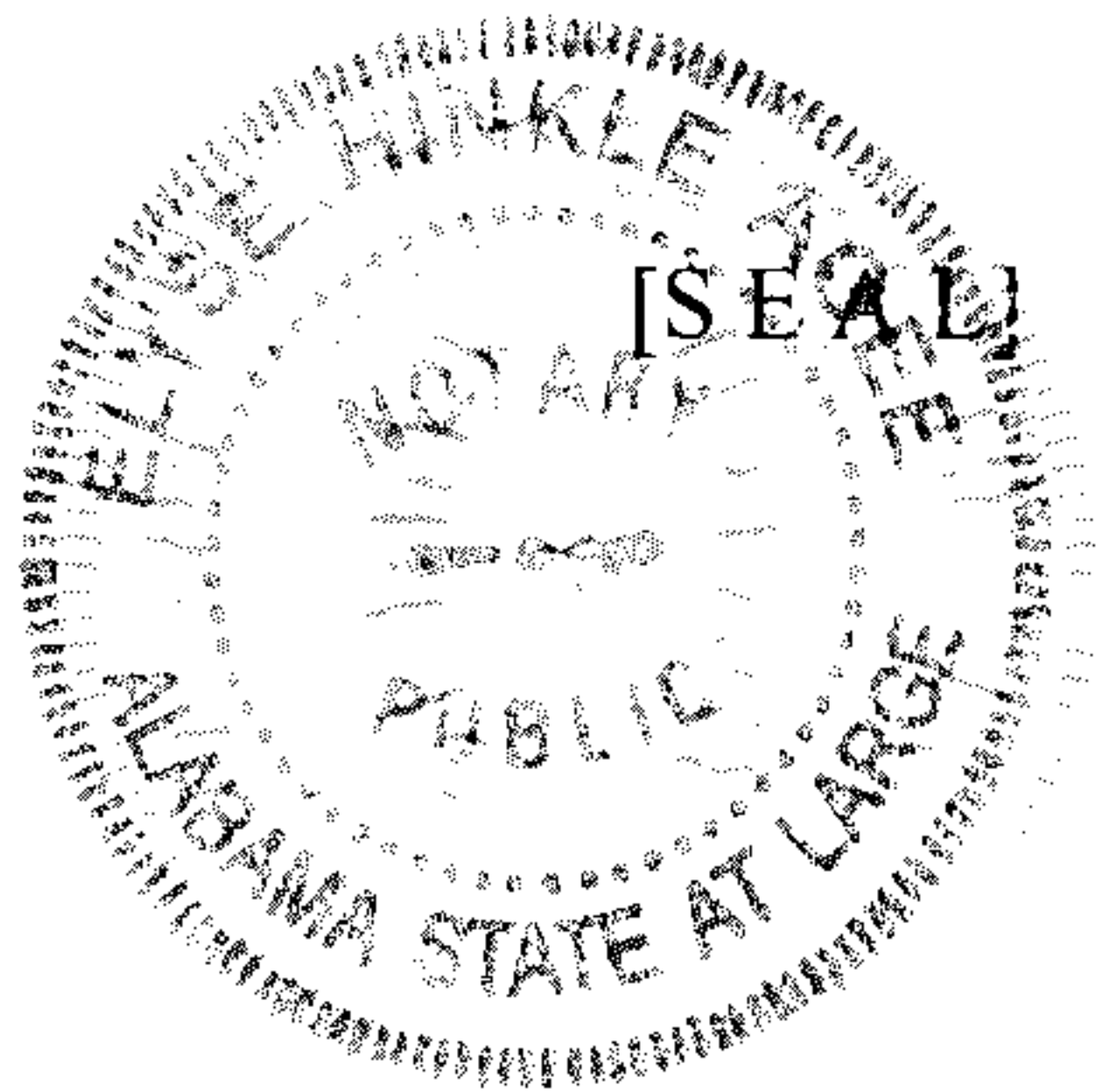
Catherine Byrd Morton

**Catherine Byrd Morton, as Co-Trustee of the Morton
GST Marital Trust**

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, as Co-Trustee of the GST Morton Marital Trust**, whose name as **Member of Sunshine Farm, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Elyse Hinkle Agee

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JUNE 23, 2028

Ken Wallis

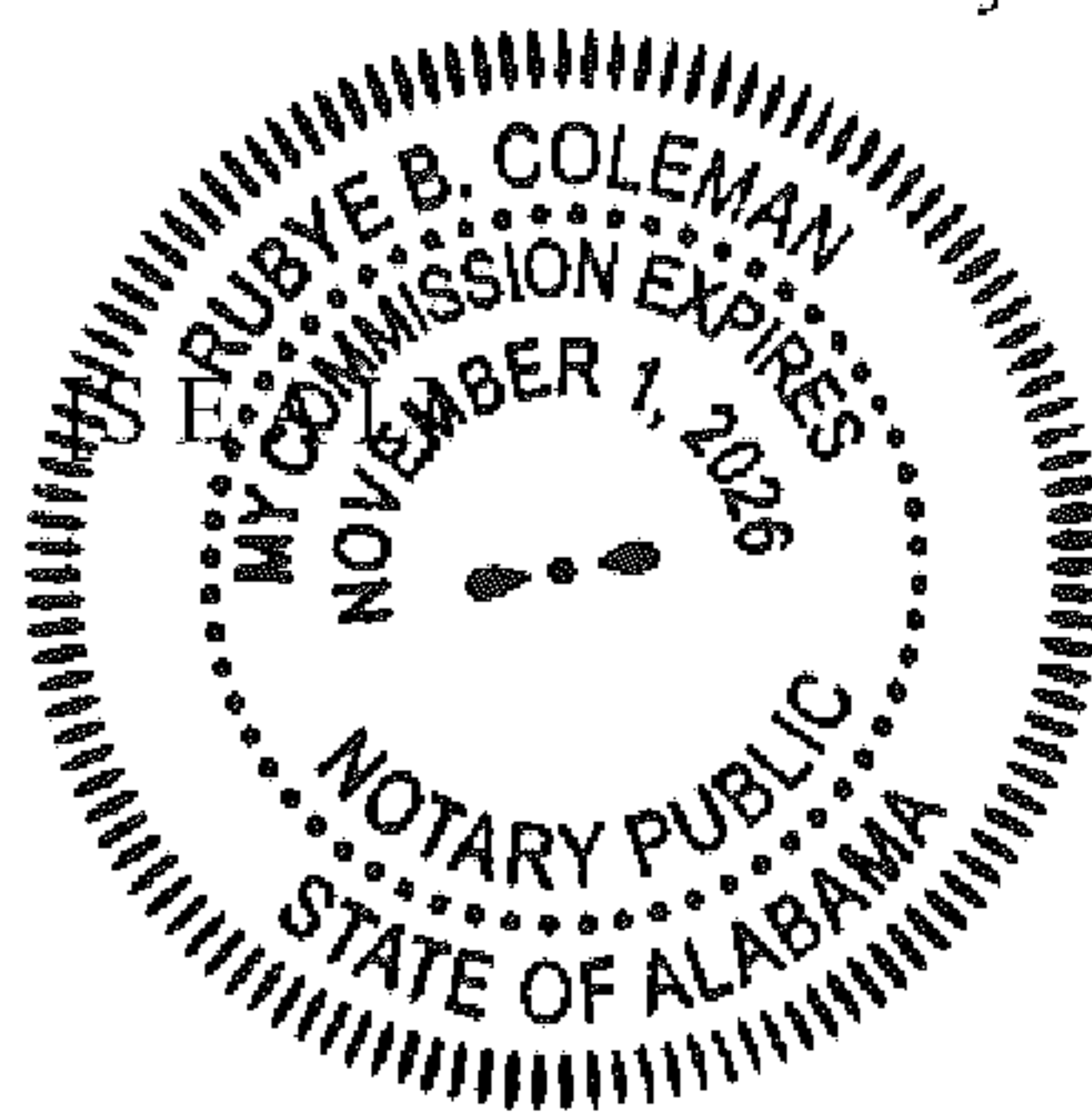
Ken Wallis, as Co-Trustee of the Morton GST Marital Trust

STATE OF ALABAMA)

COUNTY OF Montgomery)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ken Wallis, as Co-Trustee of the GST Morton Marital Trust**, whose name as **Member of Sunshine Farm, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of December, 2025.



Ruby B Coleman

Notary Public

My Commission Expires: 11/1/2026

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: [Fee]

Begin at the SE corner of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, thence North along East boundary line of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, 353 feet to the point of beginning, thence North along said East boundary line to the Southern boundary line of Alabama highway No. 25; thence turn an angle to the left and run along highway no. 25 a distance of 200 feet; thence turn an angle to the left and run in a Southwesterly direction 275 feet; thence turn an angle to the left and run in a Northeasterly direction to the point of beginning; being a part of the SE 1/4 of NW 1/4, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-042.003; Municipal address: 49169 Hwy 25, Sterrett, AL 35147]

PARCEL 2: [Fee]

Begin at the Southeast corner of the SE ¼ of NW ¼ of Section 30, Township 18 South, Range 2 East, and run thence along the eastern line of said forty North 2°30' West for 353 feet; thence turn an angle of 102°15' to the left and run 220 feet to the Point of Beginning of the land herein conveyed; from said Point of Beginning thence turn an angle of 102°15' to the right and run a distance of 275 feet to the South right of way line of a paved county road; thence turn an angle of 66°30' to the left and run along the South right of way line of said road for 210 feet; thence turn an angle to the left of 112° 30' and run 400 feet; thence turn an angle to the left of 102°15' and run 200 feet more or less to the Point of Beginning.

For informational purposes only: Tax Parcel # 05-9-30-0-001-044.000; Municipal address: 49235 Hwy 25, Sterrett, AL 35147]

PARCEL 4: [Fee]

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 86°14'18" East along the South boundary line of said section for a distance of 1323.58 feet; thence North 3°22'46" East, a distance of 1315.32 feet; thence South 87°27'24" East a distance of 1236.50 feet; thence North 3°16'38" East, a distance of 645.36 feet to the point of beginning; thence continue along last said course for a distance of 670.03 feet; thence North 4°11'20" East a distance of 354.47 feet; thence south 81°52'06" West, a distance of 421.61 feet; thence North 4°08'00" East, a distance of 399.81 feet to the South Right of Way line of Alabama Highway No. 25; thence North 62°41'14" West along said highway right of way line for a distance of 702.145 feet to the point of

curvature of tangent curve, concave to the south, having a radius of 203.18 feet and a central angle of $84^{\circ}30'59''$; thence Westerly along said curve, a distance of 228.749 feet to the point of curvature of a tangent curve, concave to the West on Shelby County Road No. 55, having a radius of 669.35 feet, a central angle of $14^{\circ}29'50''$, and a chord of 168.91 feet with a chord bearing of South $18^{\circ}37'13''$ West; thence Southerly along said curve, a distance of 169.36 feet; thence South $1^{\circ}57'22''$ West, a distance of 778.73 feet; thence South $1^{\circ}08'09''$ West, a distance of 632.75 feet; thence South $85^{\circ}43'10''$ East, a distance of 1260.88 feet to the point of beginning.

AND

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South $86^{\circ}14'18''$ East along the South boundary line of said section for a distance of 1323.58 feet; thence North $3^{\circ}22'46''$ East, a distance of 1315.32 feet for the point of beginning; thence South $87^{\circ}27'24''$ East, a distance of 1236.50 feet; thence North $3^{\circ}16'38''$ East, a distance of 645.86 feet; thence North $85^{\circ}43'10''$ West, a distance of 2135.32 feet to the East right of way line of Shelby County Road No. 55 and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 3545.57 feet, a central angle of $4^{\circ}44'34''$, and a chord of 293.41 feet with a chord bearing of South $23^{\circ}48'28''$ West; thence Southwesterly along said curve, a distance of 293.49 feet; thence South $83^{\circ}47'39''$ East, a distance of 257.96 feet; thence South $31^{\circ}44'06''$ West, a distance of 190.07 feet; thence North $87^{\circ}15'57''$ West, a distance of 8.15 feet; thence South $18^{\circ}38'34''$ West, a distance of 254.75 feet; thence South $86^{\circ}08'49''$ East, a distance of 222.57 feet; thence South $87^{\circ}03'01''$ East, a distance of 687.55 feet to the point of beginning.

LESS AND EXCEPT:

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 $117^{\circ}-36'-49''$ 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 $105^{\circ}-04'-51''$ 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 $89^{\circ}-50'-40''$ 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 $94^{\circ}-58'-03''$ and run in an easterly direction for a distance of 363.74 feet, more or less, to the point of beginning.

PARCEL 5: [Fee]

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 30, Township 18 South, Range 2 East, and the SE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 1 East Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of said SW 1/4 of SW 1/4 of Section 30 and run thence South 87 deg. 12 min, 01 sec. East (taken from previously published map) along the South line thereof a measured distance of 661.75 feet; thence run North 01 deg. 18 min. 21 sec. East a distance of 1305.06 feet;

thence run North 87 deg. 11 min. 03 sec. West a distance of 433.50 feet to the southeasterly right of way line of Shelby County Road 455, said point lying 40.0 feet southeasterly of and at right angles to the centerline of said roadway; thence run South 17 deg. 07 min. 30 sec. West along said right of way line a distance of 195.06 feet to the beginning of a curve to the left having a central angle of 02 deg. 30 min. 12 sec. and a radius of 11,580.52 feet; thence run in a southwesterly direction along said curve and along said right of way a distance of 505.99 feet to the end of said curve; thence run South 14 deg. 37 min. 18 sec. West along said right of way and tangent to last said curve, 630.19 feet to the south line of said SE 1/4 of SE 1/4 of Section 25; thence run South 83 deg. 37 min. 47 sec. East along the south line thereof a distance of 97.78 feet to the point of beginning, being situated in Shelby County, Alabama.

AND

The East 1/2 of Southwest 1/4 of Southwest 1/4, Section 30, Township 18 South, Range 2 East.

AND

SE 1/4 of SW 1/4 of Section 30, Township 18 South, Range 2 East, being situated in Shelby County, Alabama.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-059.003; No municipal address]

PARCEL 6: [Fee]

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 30, Township 18 South, Range 2 East, thence South 88 degrees 30 minutes West 534.00 feet to the Southeasterly right of way of a county road; thence South 25 degrees 55 minutes West along said road 473.6 feet to the point of beginning of the tract herein described; thence South 27 degrees 45 minutes West along said road 238.00 feet; thence North 88 degrees 30 minutes East 271.60 feet; thence North 03 degrees 00 minutes West 210.00 feet; thence South 88 degrees 30 minutes West 143.70 feet to the point of beginning; being situated in Shelby County, Alabama.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-061.000; Municipal address: 16544 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. Right-of-way by Cassie Atkinson to Alabama Power Company recorded on March 3, 1940 in Book 108, Page 83 of the records of the Judge of Probate of Shelby County, Alabama.
4. Grant of Easement granted by S.D. and Kay Brawner to Alabama Power Company recorded on May 15, 1992 in Inst # 1992-08450 of the records of the Judge of Probate of Shelby County, Alabama.
5. Transmission Line Permit by H.M. and Myrtie Abercrombie to Alabama Power Company, recorded on April 24, 1936 in Book 99, Page 382 of the records of the Judge of Probate of Shelby County, Alabama.
6. 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.
7. 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.
8. 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 01:54:38 PM
\$1816.00 PAYGE
20251208000375270

Allen S. Bayl