

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

**THIS QUITCLAIM DEED IS BEING RECORDED FOR THE SOLE PURPOSE OF
PERFECTING TITLE TO REAL ESTATE**

STATE OF ALABAMA)

SHELBY COUNTY)

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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **SUNSHINE FARM, L.L.C.**, an Alabama limited liability company and **CATHERINE BYRD MORTON A/K/A CATHERINE B. MORTON**, an unmarried woman and Alabama resident (collectively, hereinafter referred to as “Grantor”), in hand paid by **LONGLEAF SUNSHINE, LLC**, an Alabama limited liability company (hereinafter referred to as “Grantee”), the receipt of which is hereby acknowledged, the said Grantor does by these presents REMISE, RELEASE, AND QUITCLAIM unto the said Grantee all of Grantor’s right, title, and interest in and to the following described real property situated in Shelby County, Alabama (the “Property”) to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon 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 the Property.

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
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:	149.3 acres being situated in Shelby County, Alabama (See Exhibit A attached hereto)
Date of Sale:	December 3 , 2025
Total Purchase Price:	\$7,211,425.00
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

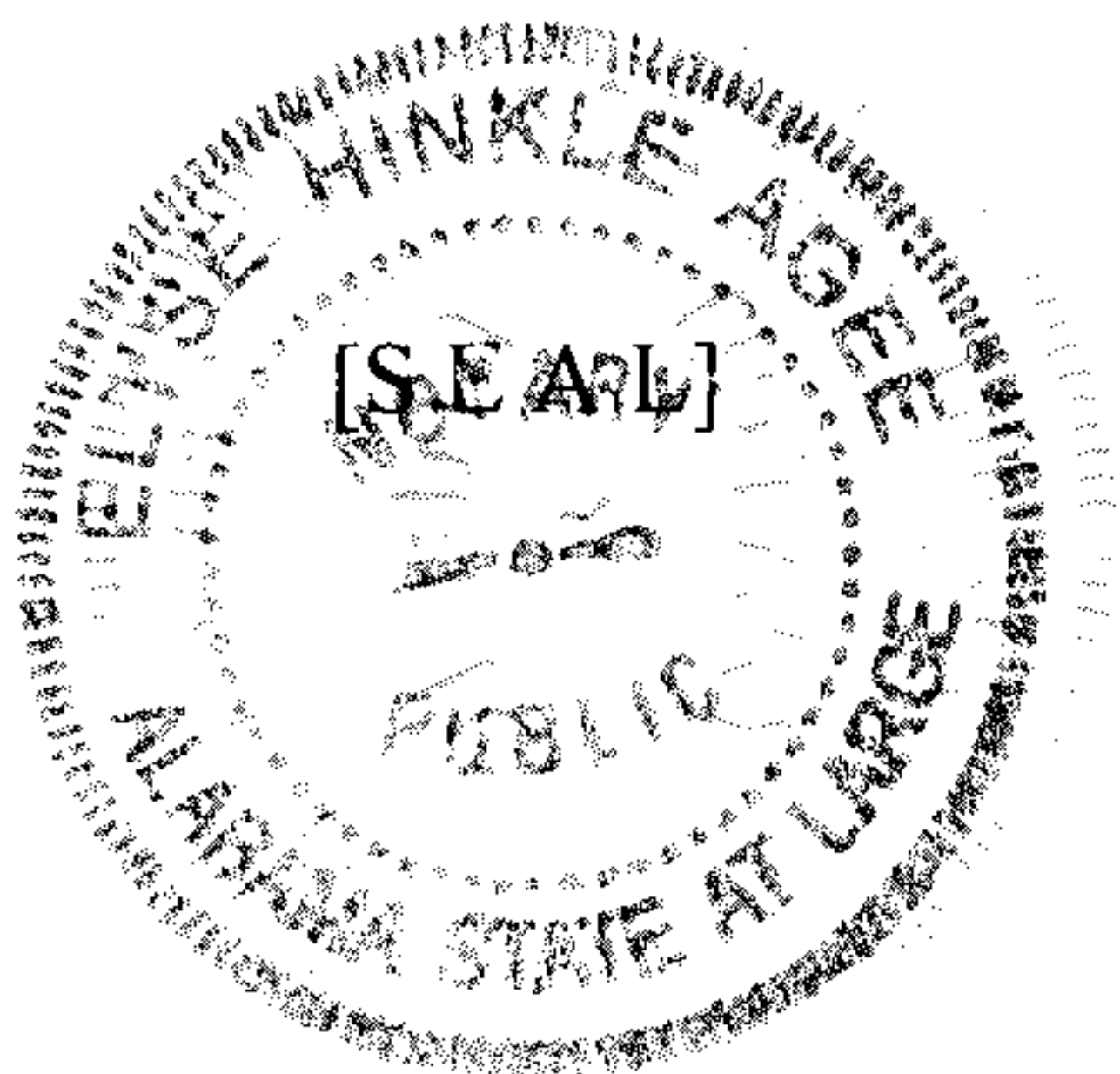
Members:

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.



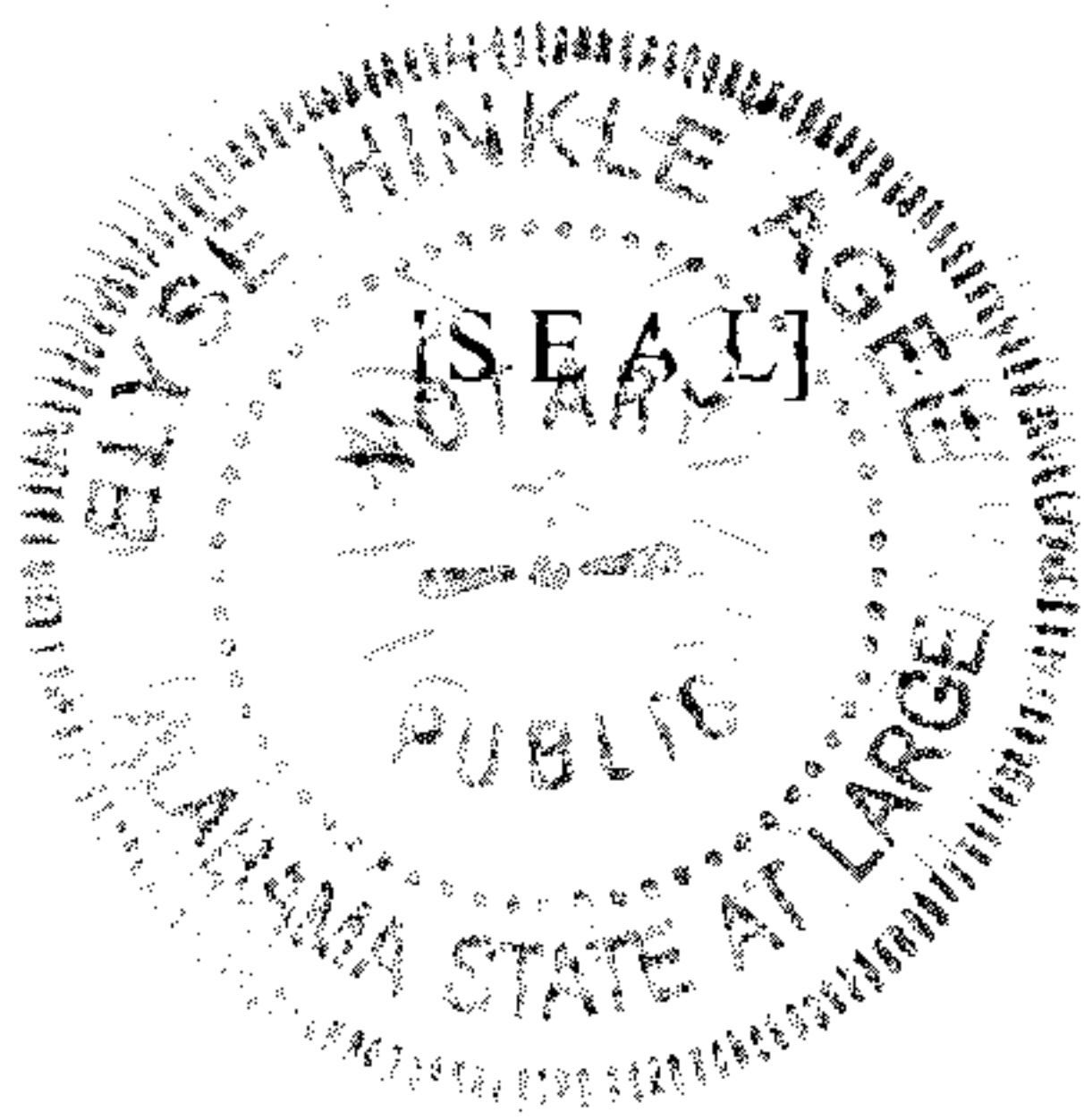
Elise Hinkle Agee
Notary Public
My Commission Expires: _____ MY COMMISSION EXPIRES JUNE 23, 2028

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

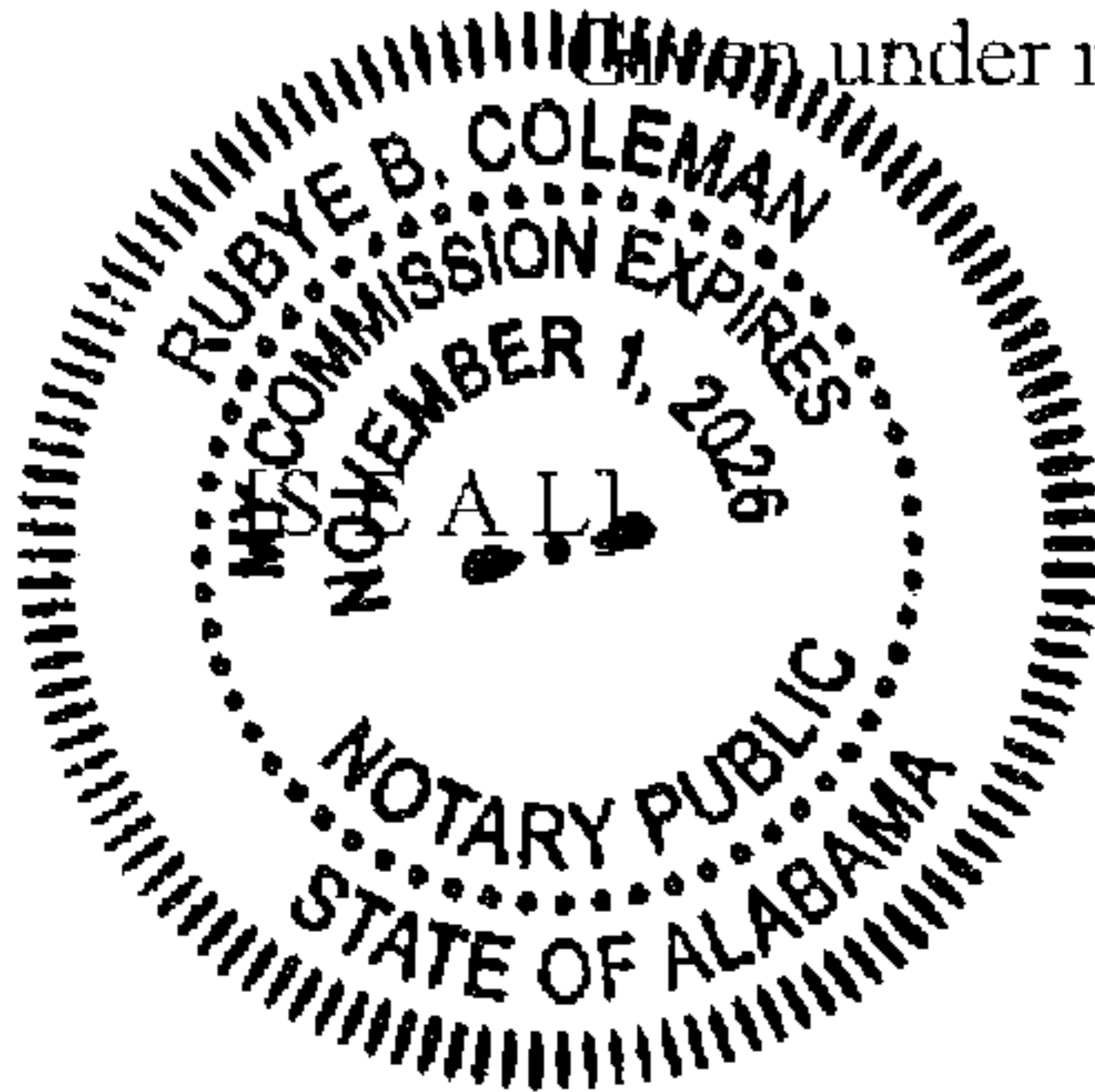
Ken Wallis, as Co-Trustee of the Morton Marital Trust

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

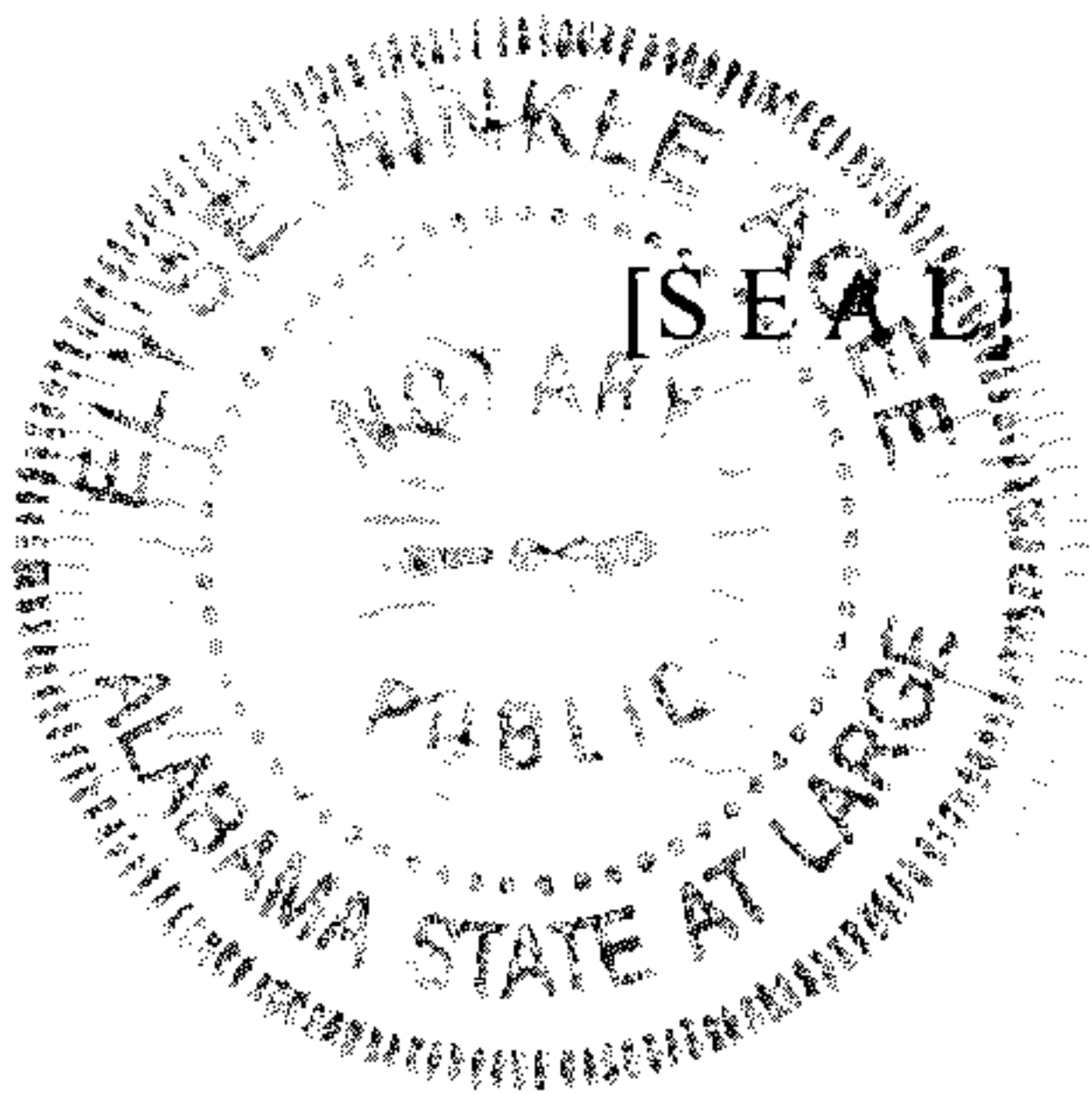
Catherine Byrd Morton

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.



Elise 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: 4/1/2026

“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: _____

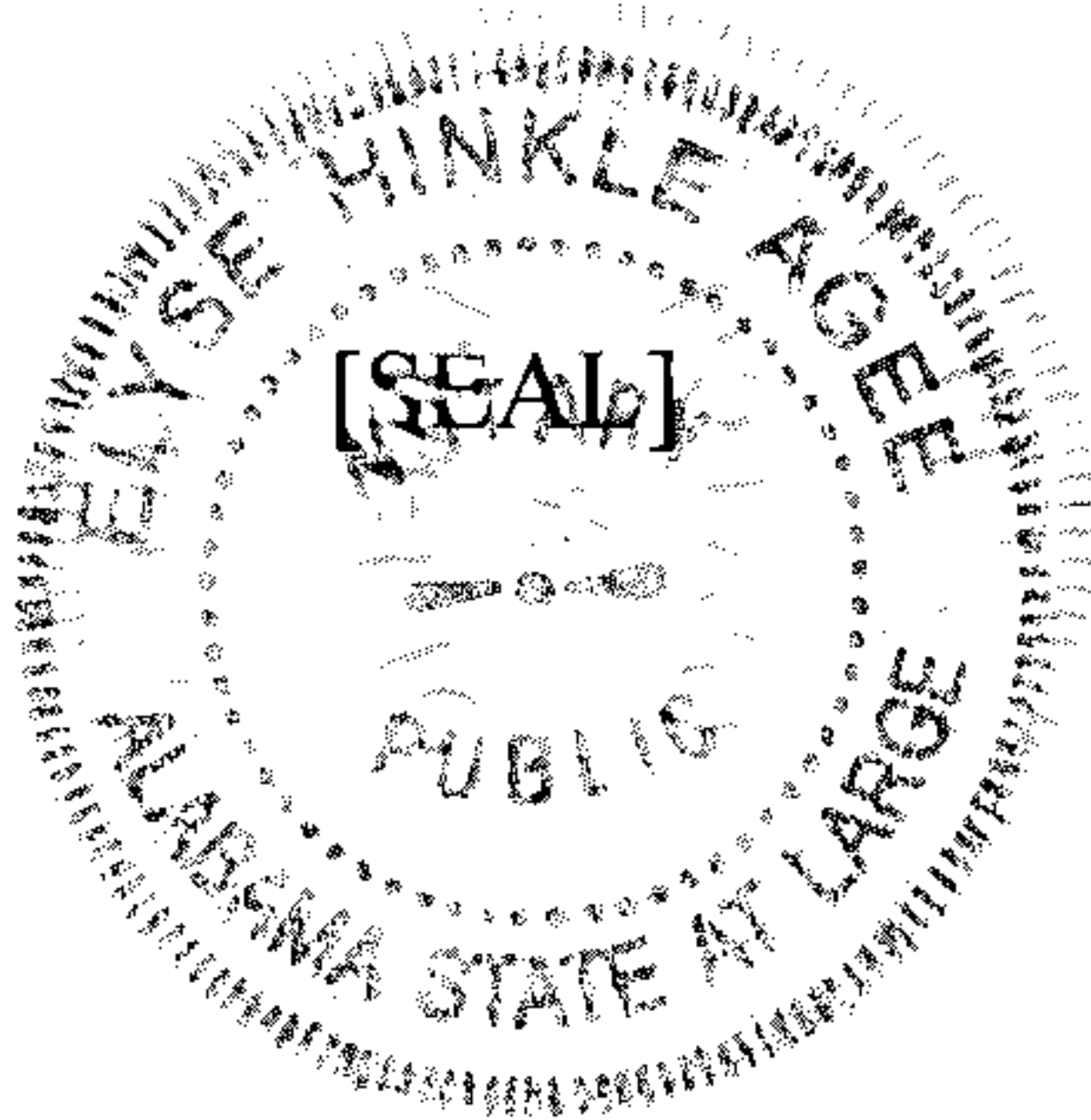


EXHIBIT A**LEGAL DESCRIPTION**

Begin at a 1" Axle lying at the southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence run along the south line of Section 25, Township 18 South, Range 1 East N 86°22'06" W, 97.77 feet to a 1/2" Rebar lying on the eastern right-of-way of County Road 55; thence run along said eastern right-of-way the following three (3) courses: N 11°53'04" E, 630.17 feet to a 5/8" Capped Rebar (Weygand) lying on the arc of a 11580.52-foot radius curve concave easterly; thence along the arc of said curve a distance of 505.83 feet (chord bears N 13°03'28" E, 505.79 feet) to a 5/8" Capped Rebar (Weygand); thence N 14°28'08" E, 197.07 feet to a 1/2" Rebar; thence departing said eastern right-of-way, run S 89°21'37" E, 210.26 feet to a 1/2" Rebar; thence run N 14°51'56" E, 254.75 feet to a point; thence run N 88°57'25" E, 8.15 feet to a point; thence run N 27°57'27" E, 191.26 feet to a 1" Crimped Top Iron; thence run N 87°32'32" W, 257.71 feet to a 1" Crimped Top Iron lying on the aforementioned eastern right-of-way; thence run along said eastern right-of-way the following two (2) courses: run along the arc of a 3545.57-foot radius curve concave easterly a distance of 292.61 feet (chord bears N 20°06'33" E, 292.53 feet) to a 5/8" Capped Rebar (Weygand); thence N 24°29'45" E, 232.77 feet to a 5/8" Rebar; thence departing said eastern right-of-way, run S 85°19'48" E, 131.17 feet to a 1" Square Pipe; thence run S 05°26'29" E, 204.19 feet to an Axle; thence run S 89°22'22" E, 628.58 feet to a 5/8" Capped Rebar (Weygand); thence run N 02°36'59" W, 632.89 feet to a 1" Crimped Top Iron; thence run N 00°11'45" W, 236.21 feet to a 1" Crimped Top Iron; thence run N 00°09'00" W, 621.69 feet to a 5/8" Rebar lying on the arc of a 669.35-foot radius curve concave westerly and lying on the aforementioned eastern right-of-way; thence run along the arc of said curve and along said eastern right-of-way a distance of 44.59 feet (chord bears N 19°41'05" E, 44.59 feet) to a point lying on the southern right-of-way of State Route 25; thence run along said southern right-of-way the following three (3) courses: N 63°56'13" E, 190.21 feet to a point; thence S 67°03'47" E, 1015.59 feet to a Concrete Monument lying on the arc of a 1869.86-foot radius curve concave southwesterly; thence along the arc of said curve a distance of 187.47 feet (chord bears S 64°34'34" E, 187.39 feet) to a point lying on the east line of the northwest quarter of Section 30, Township 18 South, Range 2 East; thence departing said southern right-of-way, run along said east line S 00°28'38" W, 482.05 feet to a 2" Open Top Iron, said point being the northeast corner of the southwest quarter of said Section 30; thence run along the east line of said southwest quarter the following three (3) courses: S 00°25'43" E, 681.33 feet to a 5/8" Capped Rebar (Weygand); thence S 00°24'30" E, 634.29 feet to a 1/2" Capped Rebar; thence S 00°20'53" E, 1315.19 feet to a Nail in a Pine Knot, said point being the southeast corner of said southwest quarter; thence run along the south line of said Section 30 the following three (3) courses: S 88°53'39" W, 1237.76 feet to a Pine Knot surrounded by Rocks; thence N 89°58'35" W, 661.15 feet to a Railroad Spike; thence N 89°55'24" W, 661.41 feet to the Point of Beginning.

Said described lands lying and being situated in Section 30, Township 18 South, Range 2 East & Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, and contains 151.10 acres (6,581,977.41 S.F.), more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 01:54:39 PM
\$47.00 PAYGE
20251208000375280

Allen S. Bayl