

This Instrument was Prepared by: Send Tax Notice To: Will Lumpkin

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-25-30921

WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lance Sullivan**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Will Lumpkin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of Dec, 2025.

Lance Sullivan

State of Alabama

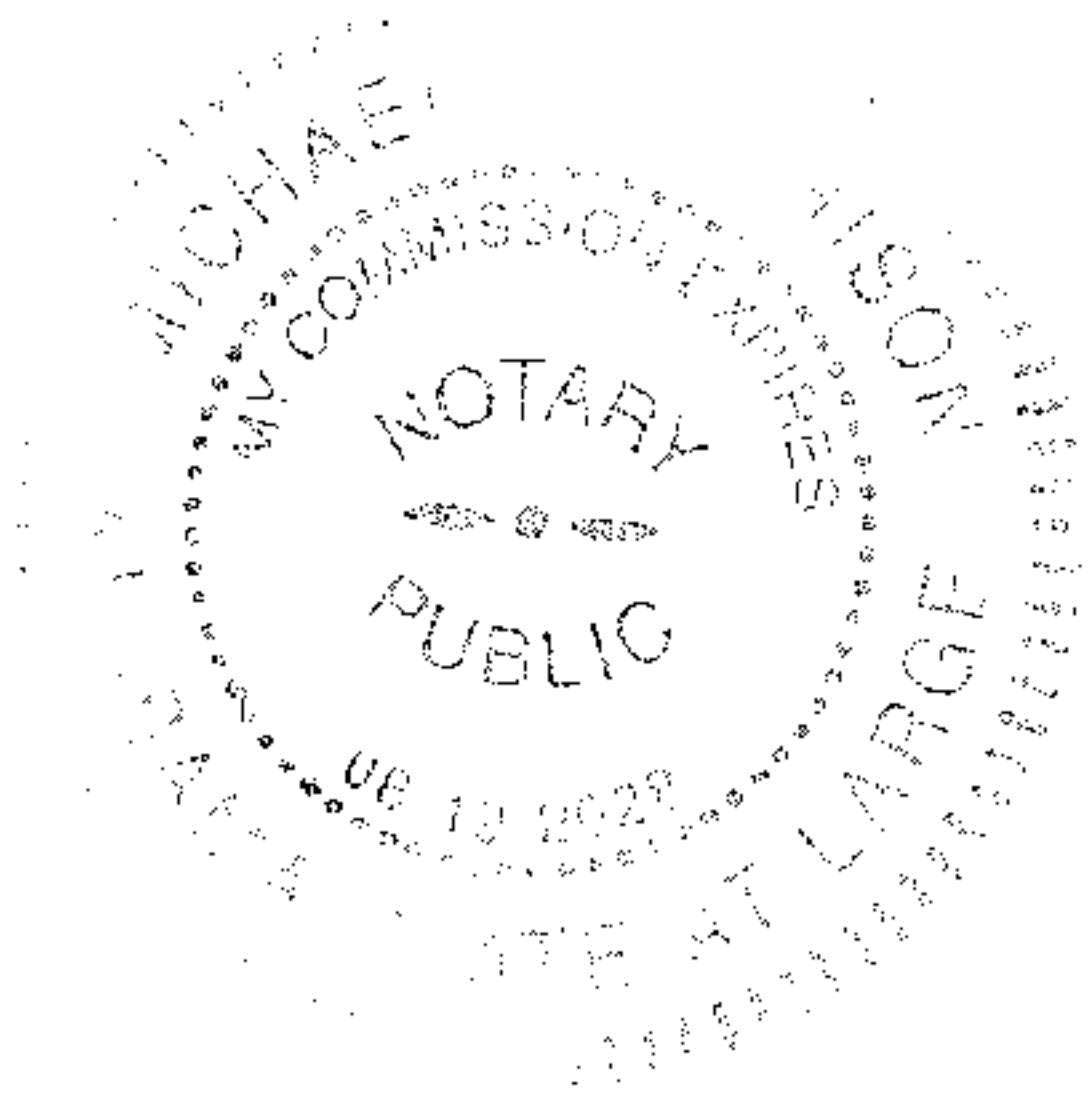
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lance Sullivan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of Dec, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of Lots 5, 17 and 18 of Block 2, of the Birmingham Junction Subdivision as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE 1/4 of Section 8, Township 24 North, Range 12 East, run Westerly along the North boundary line of said SE 1/4 of Section 8, Township 24 North, Range 12 East, 314.44 feet, more or less, to the point of intersection of the North boundary line of Section 8, Township 24 North, Range 12 East, and the centerline of the Southern Railroad; thence turn an angle of 54 degrees 23 minutes to the left and run Southwesterly along the centerline of said Southern Railroad for 316.86 feet; thence turn an angle of 90 degrees to the left and run Southeasterly 350 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees to the right and run Southwesterly 160.65 feet; thence turn an angle of 92 degrees 43 minutes 30 seconds to the left and run Southeasterly 135.0 feet; thence turn an angle of 94 degrees 49 minutes 30 seconds to the left and run Northeasterly 156.03 feet; thence turn an angle of 82 degrees 40 minutes 40 seconds to the left and run Northwesterly 114.35 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/18/2025 08:59:07 AM  
 \$103.00 KELSEY  
 20251218000386700

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Lance Sullivan</u>	Grantee's Name	<u>Will Lumpkin</u>
Mailing Address	<u>1025 Clay Pk Rd</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u></u>
Property Address	<u>2560 Highway 25</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>December 17, 2025</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 16, 2025

Print Lance Sullivan

   Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one