

This Instrument was Prepared by:

Send Tax Notice To: Steward Machine Company, Inc.

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

3911 13th Ave No
Birmingham, AL 35234

File No.: S-25-30944

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million One Hundred Fifty Thousand Dollars and No Cents (\$1,150,000.00)**, 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, **David Roy Marshall**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steward Machine Company, Inc.**, (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.

\$977,500.00 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 19th day of Dec, 2025.

David Roy Marshall
David Roy Marshall

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 David Roy Marshall, 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 19th day of Dec, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

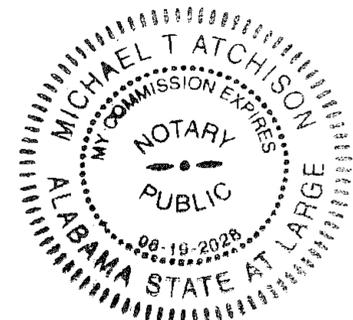


EXHIBIT "A"
LEGAL DESCRIPTION

The NW 1/4 of Section 5, Township 18 South, Range 2 East, less and except that part of the NE 1/4 of NW 1/4 of said Section 5 which lies North and East of a farm road, said farm road being the same farm road designated in that certain deed heretofore executed by Emily E. White, et als, to T.F. Davis and wife, Juanita Davis, in October 2, 1963, and recorded in Deed Book 227, Page 501, Office of the Judge of Probate of Shelby County, Alabama

