

After Recording Send Tax Notice To:

Wayne Nunnally
4110 Highway 31
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Lorne Wayne Nunnally, Trustee of the Lorne Nunnally Trust dated August 10, 2012 becoming an Administrative Trust upon the date of death of Lorne Earnest Nunnally on 08/21/23 and Lorne Wayne Nunnally, Trustee of the Annette Nunnally Trust dated August 10, 2012 becoming an Administrative Trust upon the date of death of Annette Nunnally on 11/29/2024 and Julie Montgomery Nunnally, Successor Trustee** (herein referred to as Grantors), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey to Lorne Wayne Nunnally, **The Trustee of the Lorne Nunnally Irrevocable Trust fbo Wayne Nunnally dated 9/30/25** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL
DESCRIPTION WHICH IS HEREBY INCORPORATED
BY REFERENCE AS THOUGH FULLY SET OUT
HEREIN.***

Property is the Homestead of Wayne and Julie Nunnally.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

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

Dated: 9/30/25

Lorne Wayne Nunnally
Lorne Wayne Nunnally, Trustee

Julie Montgomery Nunnally
Julie Montgomery Nunnally, Trustee

STATE OF ALABAMA

)

) ss.:

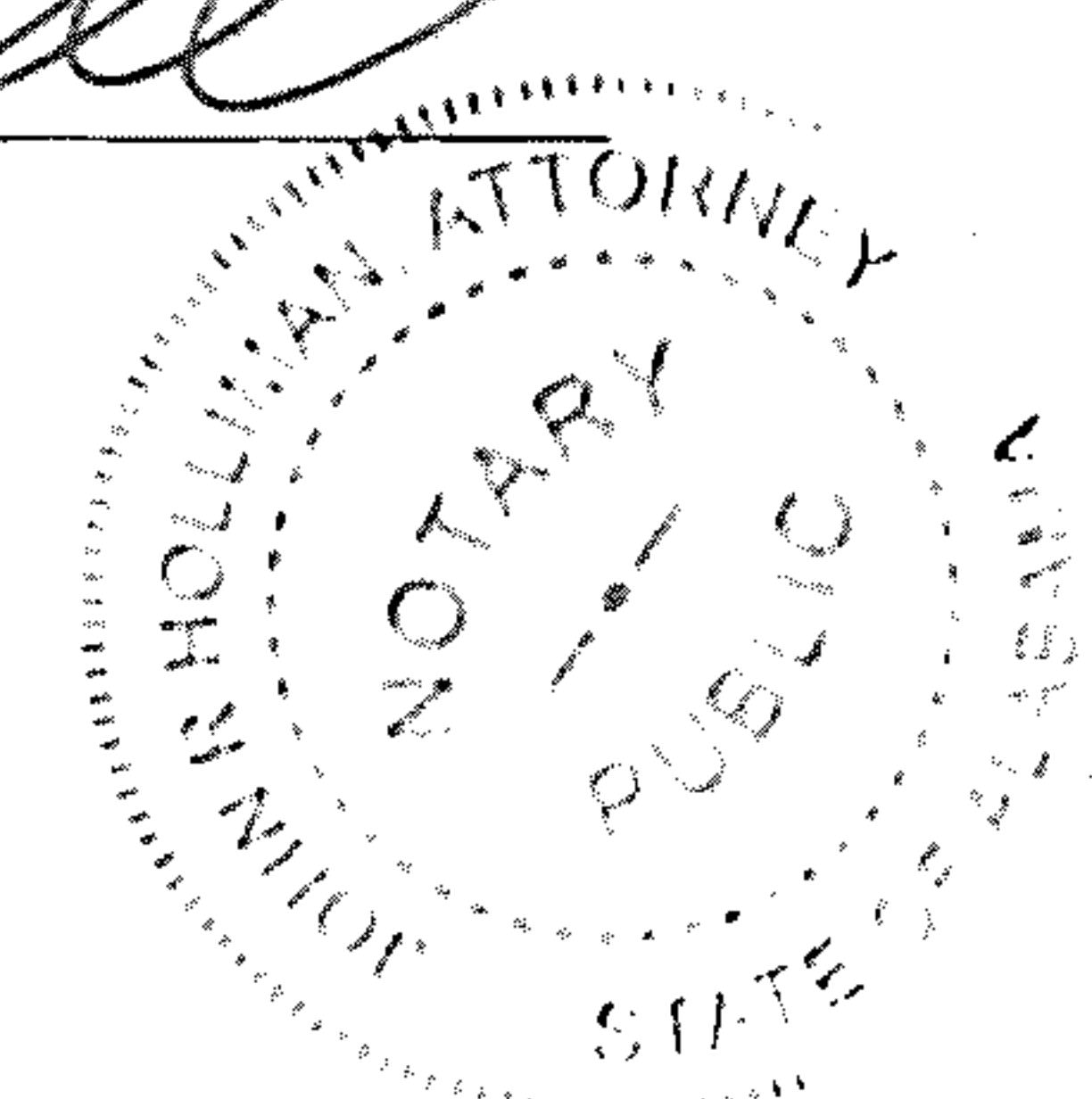
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COUNTY SHELBY

On this day, before me personally appeared Lorne Wayne Nunnally and Julie M. Nunnally, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individuals whose names are subscribed to the foregoing Certification of Trust, and acknowledged that they executed the same as his voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

[Seal]

John Holliman
Notary Public
My commission expires: 9/30/25


Prepared By:
Holliman & Holliman, PLLC.
John Holliman
2057 Valleydale Rd, STE 111
Hoover, AL 35224

Exhibit A

Commence at the SW corner of the NW 1/4, of the SW 1/4, of Section 33, T-21-S, R-2-W, and run North along the West boundary of the said 1/4-1/4 line a distance of 648.95, thence turn an angle of 91°33' to the right and run a distance of 747.6' to a point on the East, R.O.W. line of the Louisville and Nashville R.R. to the point of beginning, thence turn an angle of 98°51' to the left and run along the East R.O.W. line of the L & N R.R. a distance of 669.07, thence turn an angle of 98°35' to the right and run a distance of 357.52, thence turn an angle of 10°52' to the left and run a distance of 481.65, thence turn an angle of 1° 33' to the left and run a distance of 514.06' to a point on the West R.O.W. line of Highway 31, thence turn an angle of 89°23' to the right and run along said R.O.W. of Highway 31 a distance of 693.83', thence turn an angle of 103°41', to the right and run a distance of 1072.08' thence turn an angle of 98° 46' to the left and run a distance of 203.4' thence turn an angle of 98°23' to the right and run a distance of 345.83 to the point of beginning, being in Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lorne W. & Julie M. Nunnally
 Mailing Address 4110 Highway 31
 Calera, AL 35040

Grantee's Name Lorne W. Nunnally, Trustee of the
 Mailing Address Lorne Nunnally Irrevocable Trust
 fbo Wayne Nunnally 9-30-25
 4110 Highway 31, Calera, AL 35040

Property Address 4110 Highway 31
 Parcel 22-8-33-0-000-017.000
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2026 10:52:26 AM
 \$1633.00 BRITTANI
 2026010500002630

Date of Sale 9-30-25
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 1,598,590

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)

Bill of Sale Appraisal
 Sales Contract Other
 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 or 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 12-24-25

Print Michael Bradford

Sign Michael Bradford

Unattested

(Grantor/Grantee/...ner/Agent) circle one

(verified by)