

This instrument prepared by:

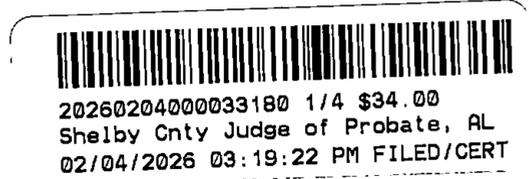
Ellis, Head, Owens & Justice
Attorneys at Law
Columbiana, Alabama 35051

Send Notice to:

Megan Vansant Bullard
Dane Tyrone Vansant, Jr.
116 Arlington Street
Columbiana, Alabama 35051

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Homer C. Joiner died testate on or about May 15, 2025, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on September 3, 2025, and issued Letters Testamentary on said date to Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, and Megan Vansant Bullard, in Case No. PR-2025-002987, and

WHEREAS, Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, and Megan Vansant Bullard, were duly and properly appointed as Personal Representatives of the Estate of Homer Coy Joiner, deceased, and are acting in such capacity, and

WHEREAS, Homer Coy Joiner, deceased, and Homer C. Joiner, deceased, are one and the same person, and

WHEREAS, Megan Vansant Bullard and Dane Tyrone Vansant, Jr., are entitled to the hereinafter described real property pursuant to the devise in the THIRD paragraph in the Last Will and Testament of Homer C. Joiner, deceased, and

WHEREAS, the said Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, and Megan Vansant Bullard, have the right and authority to execute this conveyance pursuant to the FOURTEENTH paragraph in the Last Will and Testament of Homer C. Joiner, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2025-002987, and

WHEREAS, Jack Joiner, the father of the decedent, Homer C. Joiner, died on or about December 12, 1977, and Stella Joiner, the mother of the decedent, died on or about December 27, 1970, and

WHEREAS, Barbara H. Joiner, the wife of the said decedent, died on or about November 18, 2016.

NOW, THEREFORE, pursuant to the Last Will and Testament of Homer C. Joiner, deceased, and the authority granted to the undersigned Personal

Representatives, and the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the Grantors by the Grantees, the receipt whereof is hereby acknowledged, we, the undersigned, Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, and Megan Vansant Bullard, as Personal Representatives of the Estate of Homer Coy Joiner, deceased (herein referred to as Grantors), do grant, bargain, sell and convey unto Megan Vansant Bullard and Dane Tyrone Vansant, Jr. (herein referred to as Grantees), the following described real property, situated in Shelby County, Alabama, to-wit:

I. The SE ¼ of the SE ¼ of the NE ¼ of Section 7, Township 21 South, Range 1 West.

II. Commence at the SE corner of the SW ¼ of NE ¼, Section 8, Township 21 South, Range 1 West, being the point of beginning of the parcel of land herein described; thence proceed in a Westerly direction along the South boundary of said ¼ ¼ Section for 1336.74 feet to a point, being the SW corner of said SW ¼ of NE ¼; thence turn 91 deg. 29' 05" right and run along the West boundary of said ¼ ¼ section for 379.22 feet to a point; thence turn 88 deg. 33' 50" right and run 1336.36 feet to a point, being on the East boundary of said ¼ ¼ Section; thence turn 91 deg. 23' 02" right and run along said East boundary of said ¼ ¼ Section for a distance of 378.08 feet to the point of beginning. Said parcel of land is lying in the SW ¼ of the NE ¼, Section 8, Township 21 South, Range 1 West, and contains 11.60 acres. Subject to easements, rights of way, and restrictions of record. (According to survey of Lewis H. King, Jr. dated June 21, 1980).

III. Commence at the NW corner of Section 12, Township 21 South, Range 2 West and run easterly along the north boundary of said Section a distance of 558.47 feet to the point of beginning; thence continue along same line a distance of 380.80 feet to a point; thence turn an angle of 89 deg. 30' 03" to the right and run southerly a distance of 1315.42 feet to a point on the south boundary line of the NW ¼ of NW ¼ of said Section 12; thence turn an angle of 90 deg. 29' 46" to the right and run westerly along the said south boundary of the NW ¼ of NW ¼ a distance of 380.80 feet to a point; thence turn an angle of 89 deg. 30' 14" to the right and run northerly a distance of 1315.44 feet to the point of beginning. Said lot is situated in Shelby County, Alabama, and is lying in the NW ¼ of NW ¼, Section 12, Township 21 South, Range 2 West and contains 11.50 acres and is subject to easements, rights-of-ways, and restrictions of record.

TO HAVE AND TO HOLD to the said Grantees, Megan Vansant Bullard and Dane Tyrone Vansant, Jr., their heirs and assigns forever.

And we do, as Personal Representatives of the Estate of Homer Coy Joiner, deceased, covenant with the said Grantees, their heirs and assigns forever, that as Personal Representatives of said Estate, we have authority and right to sell and convey the same as aforesaid.

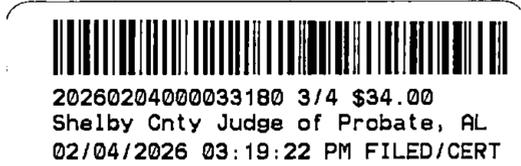
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4 day of February, 2026.

ESTATE OF HOMER COY JOINER, deceased

By: Jennifer Joiner Pentecost
Jennifer Joiner Pentecost, a/k/a Jennifer Joiner
Head, Personal Representative of the Estate of
Homer Coy Joiner, deceased

By: Megan Vansant Bullard
Megan Vansant Bullard, Personal
Representative of the Estate of Homer Coy
Joiner, deceased

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, whose name as Personal Representative of the Estate of Homer Coy Joiner, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2026.

Kim M. Foster
Notary Public
My commission Expires: 1-4-2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Megan Vansant Bullard, whose name as Personal Representative of the Estate of Homer Coy Joiner, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Feb., 2026.

Kim M. Foster
Notary Public
My commission Expires: 1-4-2027

Real Estate Sales Validation Form

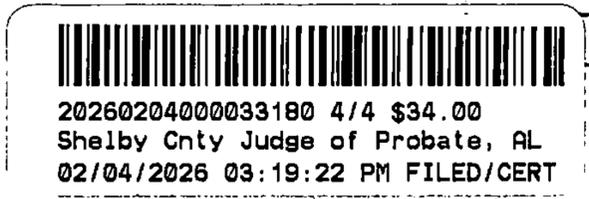
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jennifer Joiner Pentecost, a/k/a Jennifer Joiner Head, &
Mailing Address Megan Vansant Bullard
116 Arlington Street
Columbiana, Alabama 35051

Grantee's Name Megan Vansant Bullard & Dane Tyrone Vansant, Jr.
Mailing Address 116 Arlington Street
Columbiana, Alabama 35051

Property Address Joiner Town Road
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 293,150.00



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
Sales Contract
Closing Statement
Appraisal
Other Property Tax Commissioner

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 2-4-26

Print Megan Vansant Bullard

Unattested Kim M. Fort (verified by)

Sign M Vansant Bullard (Grantor/Grantee/Owner/Agent) circle one