

This Instrument was Prepared by:

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

Send Tax Notice To: Lumpkin Development Holdings, LLC

100 Metro Pkwy  
Pelham AL 35120

**STATUTORY WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, 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, **Jody Eulon Dean**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lumpkin Development Holdings, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2026 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.**

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5<sup>th</sup> day of February, 2026.

Jody Eulon Dean  
Jody Eulon Dean

State of Alabama

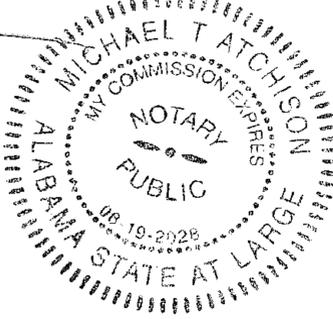
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jody Eulon Dean, 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 5<sup>th</sup> day of February, 2026.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



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

Commence at the Northwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 19, South, Range 4; thence run South along the West line of said 1/4-1/4 Section 885.00 feet; thence turn left 98°16'12" and run Northeasterly 129.49 feet to the Easterly right of way line of County Road No. 471 and point of beginning; thence continue along last described course 241.21 feet; thence turn right 111°57'58" and run Southwesterly 306.21 feet to a point of the Northeasterly right of way of County Road No. 471, said point also being on a curve to the right having a central angle of 17°18'41" and a radius of 1033.08 feet; thence turn right 134°59'41" to chord of said curve and run along arc of curve and along said right of way 312.13 feet to the point of beginning.

