

<b>Grantor:</b> June B. Pyburn 203 Kings Crest Lane Pelham, AL 35124	<b>Property Address:</b> 203 Kings Crest Lane, Pelham, AL 35124 Acreage- See attached Exhibit "A" 2401 Oak Mountain State Park Road, Pelham, AL 35124
<b>Grantee:</b> June B. Pyburn Management Trust dated August 28, 2007 203 Kings Crest Lane Pelham, AL 35124	<b>Date of Sale:</b> Feb 4, 2026 <b>Total Assessed Value:</b> \$175,460.00 <b>Verification:</b> See tax records

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
DOMINICK FELD HYDE, P.C.  
1130 22<sup>nd</sup> Street South, Ridge Park, Ste 4000  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**  
June B. Pyburn Management Trust  
203 Kings Crest Lane  
Pelham, AL 35124

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and NO/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, June B. Pyburn, an unmarried woman (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Jerry Byars Reid and Barron Pace Reid, Trustees pursuant to the June B. Pyburn Management Trust dated August 28, 2007 (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2025, which constitutes a lien, but are not yet due and payable until October 1, 2026.
2. All easements, restrictions, set-back lines, rights of way, limitations and covenants of record and not of record, if any.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH.**

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 4 day of February, 2026.

**SEE ATTACHED SIGNATURE PAGE**

*Jerry Byars Reid*

Jerry Byars Reid, Guardian of June B. Pyburn

STATE OF ALABAMA )  
SENFENSON COUNTY )

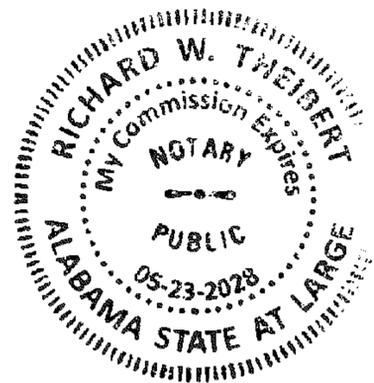
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Byars Reid, as Guardian of June B. Pyburn, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

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

*R. W. Theibert*

Notary Public

My Commission Expires: 5-23-27



*Barron Pace Reid*

June B. Pyburn by Barron Pace Reid, her Attorney-in-Fact pursuant to Power of Attorney of June B. Pyburn dated August 28, 2007.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

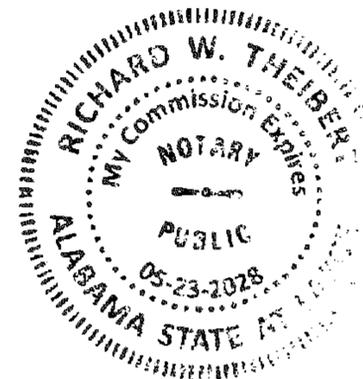
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barron Pace Reid, as Attorney-in-Fact for June B. Pyburn pursuant to Power of Attorney of June B. Pyburn dated August 28, 2007, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of February, 2026.

*M. W.*

Notary Public

My Commission Expires: 5-23-28



*June B. Pyburn by Jerry Byars Reid*

June B. Pyburn by Jerry Byars Reid, her Attorney-in-Fact pursuant to Power of Attorney of June B. Pyburn dated August 28, 2007.

STATE OF ALABAMA )  
YFFENSON COUNTY )

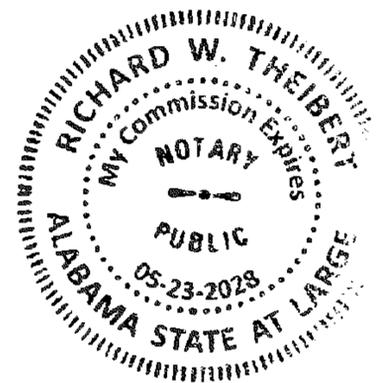
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Byars Reid, as Attorney-in-Fact for June B. Pyburn pursuant to Power of Attorney of June B. Pyburn dated August 28, 2007, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

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

*M. W.*

Notary Public

My Commission Expires: 5-23-28



**TITLE SEARCH REPORT**

File No.: 4025W-25

Prepared for our customer:  
Dominick Feld Hyde, P.C.

**EXHIBIT A****Parcel I:**

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 6, Township 20 South, Range 2 West; Shelby County, Alabama, between Oak Mountain Road and Interstate Highway No. 65 and being more particularly described as follows: Commence at the Northeast corner of Southwest Quarter of the Northeast Quarter of said Section 6; thence run South along the East line of quarter-quarter section a distance of 61.29 feet to the point of beginning in the center of Oak Mountain Road, thence continue South along said line a distance of 156.76 feet to a point on the West right of way line of Interstate Highway No. 65; thence an angle right of 44 degrees, 32 minutes, 34 seconds to tangent of a curve to the right said curve having a radius of 2684.79 feet, and subtending a central angle of 2 degrees, 30 minutes, 22 seconds; thence run in a Southwesterly direction along the arc of said curve a distance of 123.02 feet; thence on a line tangent to curve; run in a Southwesterly direction along right of way line a distance of 650.20 feet; thence 3 degrees, 56 minutes, 15 seconds left and continue in a Southwesterly direction a distance of 223.56 feet to a point said point being at a station of 221+00 of Interstate Highway No. 65; thence 90 degrees right and run Northwest a distance of 266.22 feet to the East right of way of Oak Mountain Road, thence an angle right of 99 degrees, 13 minutes, 39 seconds to tangent of a curve to the right, said curve having a radius of 1041.74 feet and subtending central angle of 16 degrees, 20 minutes, 51 seconds; thence run along arc of said curve a distance of 294.64 feet; thence 90 degrees left to tangent and run Northwest 50.0 feet to the centerline of Oak Mountain Road; thence 90 degrees right and run Northeast a distance of 171.43 feet to the beginning of a curve to the left, said curve having a radius of 932.16 feet and subtending a central angle of 24 degrees, 53 minutes thence run Northeast along the arc of said curve a distance of 404.83 feet; thence on a line tangent to curve, run in a Northeasterly direction along the centerline of Oak Mountain Road a distance of 261.70 feet to the point of beginning. Situated in Shelby County, Alabama.

**Less and except the following described property:**

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama; thence run South along the east 1/4-1/4 line 218.68 feet to the northwest right of way of Interstate Highway 65; thence run South 44 deg. 33 min. 12 sec. West (chord) along the arc of a clockwise curve having a delta angle of 02 deg. 30 min. 22 sec. and a radius of 2684.79 feet a distance of 117.42 feet (Chord); thence run South 45 deg. 48 min. 22 sec West 232.58 feet along said right of way to the point of beginning; thence continue last course 417.62 feet along said right of way; thence South 41 deg 52 min 08 sec West 233.56 feet along said right of way; thence run North 47 deg. 09 min. 56 sec West 156.22 feet to a point 10 feet Northwest of the top of a bank; thence run Northeast the following bearings and distances which are approximately 10 feet Northwest of the top of a bank; North 49 deg. 07 min. 36 sec. East 88.64 feet; North 41 deg. 52 min. 08 sec. East 45.00 feet; North 64 deg. 26 min. 41 sec. East 306.41 feet; North 45 deg. 48 min. 23 sec. East 200.00 feet; thence run North 25 deg. 53 min. 53 sec. West 75.60 feet to a point on the centerline of Oak Mountain State Park Road, said point being on a counter-clockwise curve having a delta angle of 06 deg. 08 min. 48 sec. and a radius of 932.16 feet; thence run North 52 deg. 23 min. 04 sec. East 99.95 feet (Chord); thence South 02 deg. 55 min. 50 sec. East 133.47 feet to the point of beginning. Less and except that part lying within the right of way of said State Park Road.

Less and except the following described property:

Begin at the intersection of the East line of the SW 1/4 of the NE 1/4 and SE ROW of Oak Mountain Park Road; then South 150 feet to West ROW of I-655; then Southwest 350 feet along said ROW, thence North 133.47 feet, thence Northeast 350 feet along ROW of Park Road to the point of beginning. Section 6, Township 20 South, Range 2 West, being identified as Parcel ID 14-3-06-1-001-004.004.

## Parcel II:

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama; thence run South along the east 1/4-1/4 line 218.68 feet to the northwest right of way of Interstate Highway 65; thence run South 44 deg. 33 min. 12 sec. West (chord) along the arc of a clockwise curve having a delta angle of 02 deg. 30 min. 22 sec. and a radius of 2684.79 feet a distance of 117.42 feet (Chord); thence run South 45 deg. 48 min. 22 sec West 232.58 feet along said right of way to the point of beginning; thence continue last course 417.62 feet along said right of way; thence South 41 deg 52 min 08 sec West 233.56 feet along said right of way; thence run North 47 deg. 09 min. 56 sec West 156.22 feet to a point 10 feet Northwest of the top of a bank; thence run Northeast the following bearings and distances which are approximately 10 feet Northwest of the top of a bank; North 49 deg. 07 min. 36 sec. East 88.64 feet; North 41 deg. 52 min. 08 sec. East 45.00 feet; North 64 deg. 26 min. 41 sec. East 306.41 feet; North 45 deg. 48 min. 23 sec. East 200.00 feet; thence run North 25 deg. 53 min. 53 sec. West 75.60 feet to a point on the centerline of Oak Mountain State Park Road, said point being on a counter-clockwise curve having a delta angle of 06 deg. 08 min. 48 sec. and a radius of 932.16 feet; thence run North 52 deg. 23 min. 04 sec. East 99.95 feet (Chord); thence South 02 deg. 55 min. 50 sec. East 133.47 feet to the point of beginning. Less and except that part lying within the right of way of said State Park Road.

Less and except the following described property conveyed to the State of Alabama by deed recorded in Instrument 20190606000197230 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A part of the SW 1/4 of NE 1/4 of Section 6, Township 20 South, Range 2 West, identified as Tract No. 3 on Project NO. CMAQ-5915(250) in Shelby County, Alabama, being more particularly described as follows: Commence at a Concrete Monument found on the existing Right of Way Line of State Park Road in the Southwest Quarter of the Northeast Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, a point 59.07 feet left of State Park Road at Station 156+35.80; thence S 27°44'01.11" E and along the existing Right of Way line of State Park Road a distance of 71.66 feet to a point 12.59 feet right of State Park Road at Station 156+31.84 (POINT OF BEGINNING); thence N 61°58'24.59"E and along the Grantor's property line a distance of 170.83 to a point 12.53 feet right of State Park Road at Station 158+02.54' thence along the Grantor's property line and along an arc 288.09 feet to the left, having a radius of 888.00 feet, the chord of which is N 52°40'45.92"E for a distance of 286.83 feet, to a point 8.71 feet right of State Park Road at Station 160+87.40; thence S 7°40'55.76" E and along the Grantor's property line a distance of 56.83 feet to a point 55.00 feet right of State Park Road at Station 160+55.35; thence along an arc 290.67 feet to the right, having a radius of 1155.00 feet, the chord of which is S 54°53'45.01"W for a distance of 289.90 feet, to a point 55.00 feet right of State Park Road at Station 157+78.52; thence S 62°06'19.60"W a distance of 134.44 feet to a point 55 feet right of State Park Road at Station 156+144.08; thence S 38°44'07.73"W a distance of 13.32 feet to a point 60.21 feet right of State Park Road at Station 156+31.13; thence N 27°44'01" W and along the existing Right of Way of State Park Road a distance of 47.63 feet to a point 12.59 feet right of State Park Road at Station 156+31.84 (Point of Beginning).

**EXHIBIT "A" (cont.)**

**Lots 100 and 101, according to the Survey of Weatherly Oxford Section 10, as recorded in Map Book 19, Page 38, in the Probate Office of Shelby County, Alabama.**

**(Lot 101-A)**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/13/2026 09:29:14 AM  
\$219.50 JOANN  
20260213000041770**

*Allie S. Bayl*