

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the 24th day of February, 2026, by **GARY CRUMPTON** and **SUSAN CRUMPTON**, husband and wife, (the "Grantors"), to **FORTUITY, LLC**, a Washington limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property.

The portion of the Property described as Parcel I herein is one and the same as the Property conveyed in Deed Book 214 Page 384, Inst.# 2002-13292 and Inst.# 20180111000012920

SUBJECT TO those Permitted Exceptions enumerated in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantors, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

[Signature page to follow]

.....
Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:
Gary Crumpton and Susan Crumpton
165 Alston Farm Road
Columbiana, Alabama 35051

Grantee's Name and Mailing Address:
Fortuity, LLC
600 Willow Lake Road
Columbiana, Alabama 35051

Property Address: 2242 Alabama Highway 70, Columbiana, Alabama, 35051

Parcel IDs: 21-4-20-0-000-002.000, 21-5-21-0-000-003.001, 21-5-21-0-000-008.000 & 21-8-28-0-000-005.000

Purchase Price: \$1,370,000.00. The Purchase Price can be verified by the Closing Statement.

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed as of the date first written above.

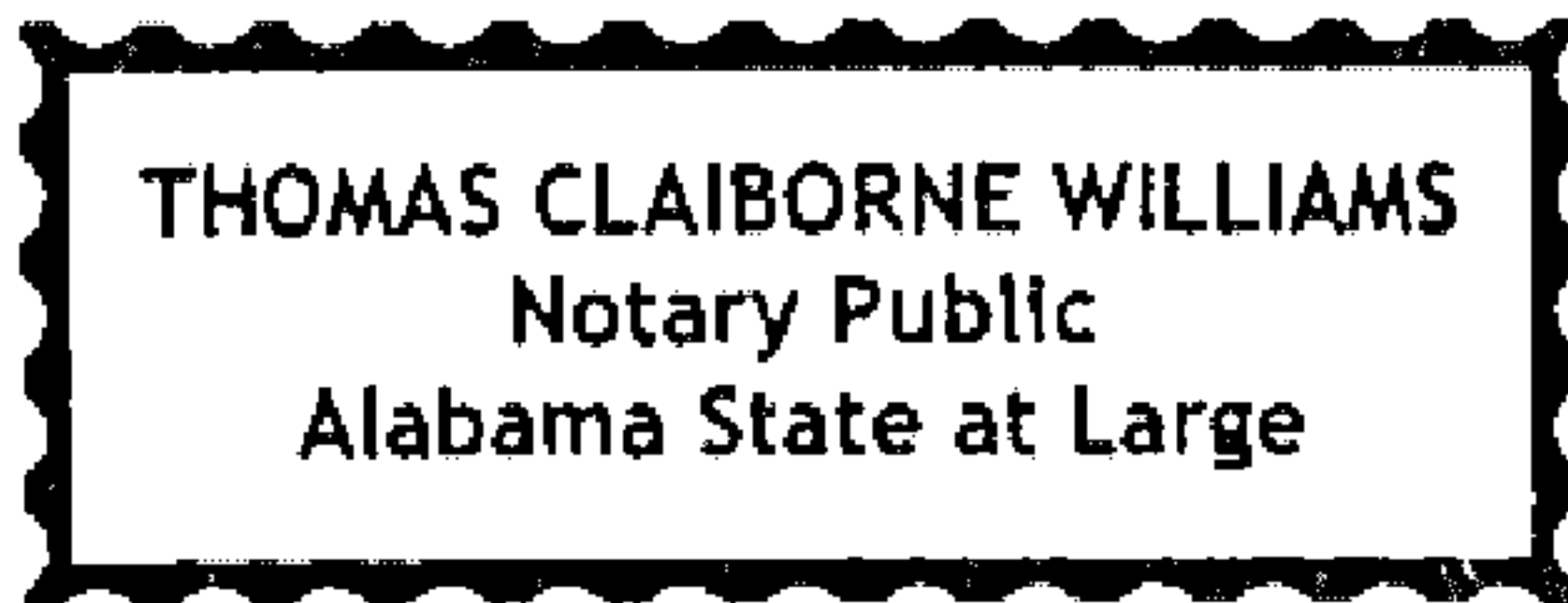

By: Gary Crumpton


By: Susan Crumpton

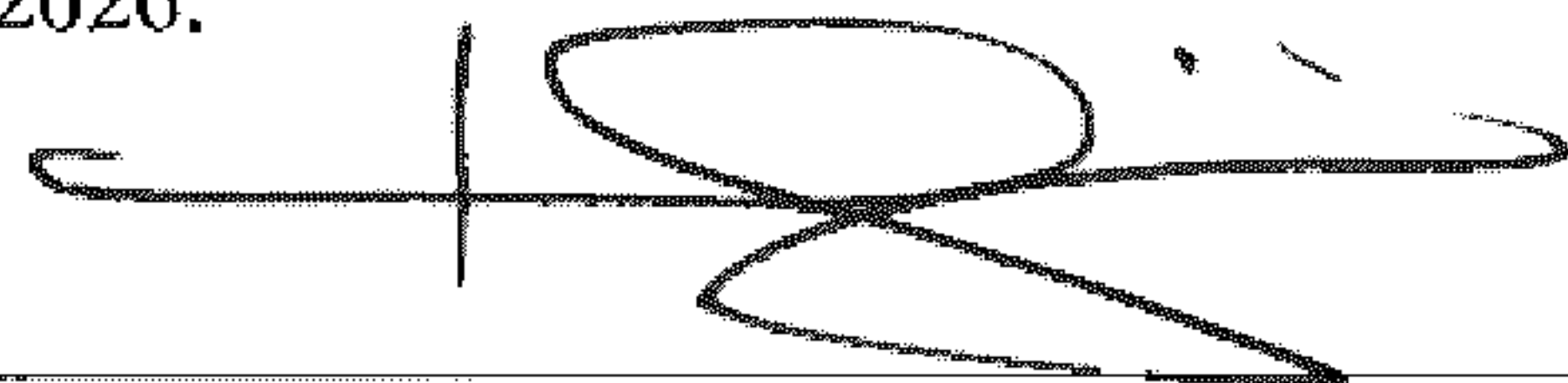
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that **Gary Crumpton and Susan Crumpton**, husband and wife whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.



Given under my hand this 24th day of February, 2026.



Notary Public
My Commission Expires: 11/13/2028

Exhibit "A"

Legal Description

The Land referred to herein below is situated in the County of Shelby, and is described as follows:

Parcel I:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 1 West, and run West along the North line thereof 327.06 feet to the centerline of Waxahatchee Creek and the point of beginning; thence continue along the said North line a distance of 151.31 feet to the centerline of an old road; thence 99 degrees 36 minutes 48 seconds left and run 100.23 feet; thence 10 degrees 50 minutes 35 seconds right and run 271.48 feet; thence 23 degrees 06 minutes 05 seconds left and run 182.02 feet; thence 19 degrees 48 minutes 10 seconds right and run 157.74 feet; thence 30 degrees 24 minutes 15 seconds right and run 381.12 feet; thence 61 degrees 14 minutes 40 seconds right and run 218.82 feet; thence 13 degrees 13 minutes 00 seconds right and run 528.77 feet; thence 12 degrees 30 minutes 30 seconds right and run 508.7 feet; thence 23 degrees 24 minutes 00 seconds left and run 374.5 feet; thence 13 degrees 12 minutes 15 seconds left and run 582.77 feet to the West line of the NE 1/4 of the SE 1/4 of Section 20 of said Township and Range; thence 102 degrees 28 minutes 04 seconds right and run 764.29 feet to an iron rail at the NW corner of the NE 1/4 of the SE 1/4; thence 0 degrees 26 minutes 00 seconds right and run 867.46 feet to the center of Waxahatchee Creek as follows: 86 degrees 29 minutes 58 seconds right and run 105.31 feet; thence 16 degrees 40 minutes 38 seconds right and run 242.78 feet; thence 43 degrees 43 minutes 05 seconds left and run 30.10 feet; thence 41 degrees 34 minutes 20 seconds left and run 53.0 feet; thence 6 degrees 23 minutes 48 seconds left and run 44.67 feet; thence 4 degrees 45 minutes 30 seconds left and run 65.72 feet; thence 52 degrees 34 minutes 15 seconds right and run 50.88 feet; thence 68 degrees 24 minutes 55 seconds right and run 177.72 feet; thence 35 degrees 45 minutes 13 seconds left and run 286.82 feet; thence 54 degrees 36 minutes 16 seconds left and run 42.73 feet; thence 18 degrees 46 minutes 40 seconds left and run 63.51 feet; thence 52 degrees 38 minutes 14 seconds left and run 198.19 feet; thence 41 degrees 57 minutes 48 seconds right and run 67.06 feet; thence 113 degrees 26 minutes 53 seconds right and run 117.48 feet; thence 10 degrees 31 minutes 37 seconds left and run 200.16 feet; thence 1 degree 25 minutes 39 seconds left and run 200.47 feet; thence 1 degrees 25 minutes 19 seconds left and run 100.45 feet; thence 26 degrees 17 minutes 03 seconds right and run 213.44 feet; thence 28 degrees 13 minutes 07 seconds left and run 134.31 feet; thence 49 degrees 06 minutes 10 seconds right and run 161.61 feet; thence 36 degrees 06 minutes 58 seconds left and run 126.08 feet; thence 10 degrees 02 minutes 27 seconds right and run 267.73 feet; thence 3 degrees 05 minutes 03 seconds right and run 102.01 feet; thence 29 degrees 34 minutes 00 seconds right and run 31.79 feet; thence 56 degrees 44 minutes 13 seconds left and run 117.38 feet; thence 12 degrees 54 minutes 40 seconds left and run 43.43 feet; thence 72 degrees 10 minutes 27 seconds right and run South from Waxahatchee Creek 226.02 feet to the point of beginning.

Parcel II:

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 21, Township 21 South, Range 1 West, and in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said 1/4 Section 55.25 feet to a gravel road; thence 53 degrees 00 minutes left run 72.0 feet to the center of said road and the point of beginning; thence 9 degrees 40 minutes 40 seconds left run along said road 82.73 feet; thence 5 degrees 01 minutes 07 seconds left run

along said road 430.11 feet; thence 26 degrees 50 minutes 10 seconds right run along said road 216.66 feet; thence 31 degrees 26 minutes 15 seconds left run along said road for 317.96 feet; thence 3 degrees 57 minutes 40 seconds left continue along said road for 333.08 feet; thence 13 degrees 55 minutes 10 seconds right continue along said road for 642.24 feet; thence 30 degrees 24 minutes 15 seconds left continue along said road for 157.74 feet; thence 19 degrees 48 minutes 10 seconds left continue along said road for 182.02 feet; thence 23 degrees 06 minutes 05 seconds right continue along said road for 271.48 feet; thence 10 degrees 50 minutes 35 seconds left continue along said road for 100.23 feet to the North line of the Southwest 1/4 of said Section; thence 99 degrees 36 minutes 48 seconds right run East along the North thereof for 126.0 feet to the West line of Waxahatchee Creek; thence 88 degrees 04 minutes 35 seconds right run Southerly along said creek for 69.95 feet; thence 4 degrees 51 minutes 32 seconds right continue along said creek for 109.75 feet; thence 70 degrees 42 minutes 05 seconds left continue along said creek for 114.50 feet; thence 39 degrees 33 minutes 51 seconds left continue along said creek for 255.61 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence 108 degrees 45 minutes 41 seconds right run South along the East line thereof for 590.18 feet to the Westerly line of Waxahatchee Creek; thence run Southerly along said creek for 2265 feet, more or less, to the East line of the W 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 West; thence run South along the East line thereof for 599.52 feet to the Northerly right of way of Highway #70; thence 89 degrees 14 minutes 04 seconds right run along said right of way for 395.62 feet; thence 0 degrees 28 minutes 40 seconds left continue along said right of way for 664.67 feet; thence 83 degrees 34 minutes 51 seconds right run 951.57 feet to the point of beginning.

Also, a 30-foot easement for ingress and egress to Alabama State Highway #70, the East line of said easement is described as follows:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run East along the North line of said Section for 55.25 feet; thence 53 degrees 00 minutes left run 72.0 feet to the point of beginning; thence 136 degrees 03 minutes right run Southerly for 951.57 feet to the Northerly right of way of Alabama State Highway # 70 and the point of ending.

Exhibit "B"

Permitted Exceptions

1. Any part of the Land lying within the right of way of a public road.
2. Right of Way to Shelby County as recorded in Deed Book 244, Page 647, as affected by affidavits recorded in Deed Book 265, Page 662; Misc Book 1, Page 416; and Misc Book 2, Page 8.
3. Easement granted to Alabama State Highway Department as recorded in Deed Book 161, Page 71.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 130, Page 225; Deed Book 242, Page 927; Deed Book 233, Page 96 and Deed Book 226, Page 551.
5. Right of Way to Shelby County as recorded in Deed Book 239, Page 821; Deed Book 160, Page 243; Deed Book 254, Page 647; Deed Book 239, Page 821 and Deed Book 244, Page 647.
6. Easement to James L. Naish and Joyce B. Naish as recorded in Deed Book 276, Page 848.
7. Right of way and Release of Damages as recorded in Book 98, Page 195 and Inst. # 20050923000498190.
8. Riparian and other rights created by the fact that the Land fronts on Big Creek, Waxahatchee Creek and unnamed creek(s).
9. With respect to the creek(s) that serve as the North and East boundary lines of Parcel I and the North and East boundary lines of Parcel II we will make an exception for:
 - (a) Any past or future change in the creek which forms the North and East boundary lines of Parcel I and the North and East boundary lines of Parcel II;
 - (b) Any dispute arising over the location of the old bed;
 - (c) Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied; and
 - (d) Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water.
10. Oil, Gas and Mineral Lease as recorded in Deed Book 338, Page 118.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 01:46:35 PM
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Allen S. Bayl