

This Instrument was Prepared by:

Send Tax Notice To: Lumpkin Development Holdings, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-26-31010

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Six Hundred Thousand Dollars and No Cents (\$1,600,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **DMS Realty Holdings, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, 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 Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of February, 2026.

DMS REALTY HOLDINGS, LLC



Matthew Greer
Member

State of Alabama

County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Matthew Greer as Member of DMS Realty Holdings, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2026

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28

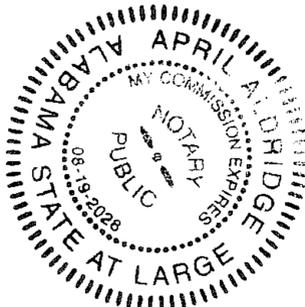


EXHIBIT "A"
LEGAL DESCRIPTION

Part of Block 1 of Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said Block 1, said point being on the northerly right of way line of Alabama Highway 119 and run northwesterly along the northerly line of said Block 1 for 150.00 feet to the Point of Beginning; thence continue along the last stated course for 200.11 feet, title (200.06 feet, measured); thence 88 degrees 04 minutes 00 seconds, title (88 degrees 00 minutes 43 seconds, measured) right and run northeasterly for 220.41 feet, title (220.27 feet, measured) to a point on the westerly right of way line of Cahaba Valley Parkway; thence 90 degrees 00 minutes 00 seconds right title and measured, and run southeasterly along the westerly right of way line of Cahaba Valley Parkway for 200.00 feet, title and measured; thence 90 degrees 00 minutes 00 seconds, title (90 degrees 00 minutes 51 seconds, measured) right and run southwesterly for 227.16 feet, title (227.21 feet, measured) to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except any part of subject property lying within a road right of way.
According to the survey of Rowland Jackins, Ala. PLS No. 18399, dated May 10, 2022.

