

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

**STATUTORY WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Abesinghe Arambage**, a married (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 Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2026 and subsequent years, 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 if any.**

\$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 27 day of February, 2026.

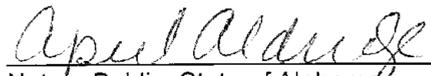
  
\_\_\_\_\_  
Abesinghe Arambage

State of Alabama

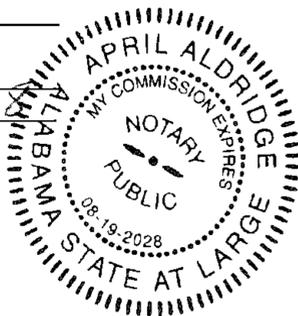
County of Shelby

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Abesinghe Arambage, 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 27<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Notary Public, State of Alabama

My Commission Expires: 8/19/2028



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

**PARCEL II:**

A part of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, described as follows:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West; thence northerly a distance of 668.52 along the West boundary of said SW 1/4 of the NE 1/4 to the southwest corner of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 16; thence right 00 degrees 07 minutes 33 seconds, continue 469.00 feet along said West boundary; thence right 89 degrees 16 minutes 18 seconds, easterly 186.02 feet to a point on the easterly right of way line of U.S. Highway 31; said point being the point of beginning; thence continue easterly 227.09 feet along the previously described course to the westerly prescriptive right of way line of a dirt road known as Birmingham Road; thence right 92 degrees 39 minutes 24 seconds southerly 215.95 feet along said westerly right of way; thence left 01 degrees 56 minutes 39 seconds southerly 85.47 feet along said line to the beginning of a curve to the right having a radius of 50.00 feet; thence right through a central angle of 102 degrees 56 minutes 49 seconds, an arc distance of 89.84 feet along said curved right of way to the point of tangency; thence northwesterly 44.84 feet along said tangent line to a point on the easterly right of way of U.S. Highway 31, said right of way being 130 feet from the centerline of said highway; thence right 55 degrees 29 minutes 34 seconds northwesterly 90.23 feet along said right of way to the beginning of a curve to the right 130 feet right of centerline station 187+32.6, having a radius of 2,161.83 feet; thence right through a central angle of 97 degrees 04 minutes 03 seconds an arc distance of 266.67 feet along said curved right of way to the point of beginning.

Situated in Shelby County, Alabama.

