

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:  
Winding Stair, LLC  
2838 Stratford Rd So.  
Birmingham, AL 35213**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**William Acker Ratliff, as Personal Representative of The Estate of Sarah I. Ratliff, deceased,  
Probate Case No. PR-2026-000620, Shelby County, Alabama**

and

**William Acker Ratliff, as the Trustee of The Marital Trust created under the Last Will and Testament of Sarah Israel Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama**

and

**William Acker Ratliff, as the Trustee of The Family Trust created under the Last Will and Testament of Sarah Israel Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Winding Stair, LLC,  
an Alabama limited liability company**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**See Attached Exhibit "A" for Legal Description**

**Be it known that Sarah Israel Ratliff was one and the same person as Sarah I. Ratliff and Sarah Elizabeth Ratliff. Also be it known, that The Marital Trust and The Family Trust created through the Sarah I. Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama remain in full force and there have been no amendments.**

Note to Recording Clerk: The current Tax Assessed Market Value of the subject property is \$633,410.

**Subject to:**

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 332, page 668, and Real Volume 388, Page 512.
3. Easement(s) for ingress and egress as set out in that certain deed into Waren K. Bailey as recorded in Inst. # 1998-38978.
4. Subject to the Covenant, Condition, or Restriction, recorded in that certain deed recorded as Inst. # 2001-56957 in the Office of the Judge of Probate of Shelby, Alabama.
5. Easement(s) for ingress and egress as set out in Inst. # 2002-16281.
6. Right of way(s) granted to Alabama Power Company as set out in instrument(s) recorded in Volume 153, Page 404, Volume 262, Page 376, Inst. # 2002-39864, inst.# 20150407000110690.
7. Riparian and other rights created by the fact that the Land fronts on Shoal Creek and/or any branch of same.
8. With respect to the creek that serves as the Shoal Creek (and/or any branch of same) boundary of the property we will make an exception for:
  - (a) Any past or future change in the creek which forms the Shoal Creek boundary of the land;
  - (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.
9. Any part of the Land lying within the right of way of a public road.
10. Pending litigation in the Circuit Court of Shelby County, Alabama under Case No. CV-2012-00090, Sunny R. Clowdus vs. Warren K. Bailey et al.
11. Rights of interested parties to file claims, contests, and/or wills as to the Estate of Sarah Israel Ratliff (aka Sara Elizabeth Ratliff and/or Sarah I. Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.



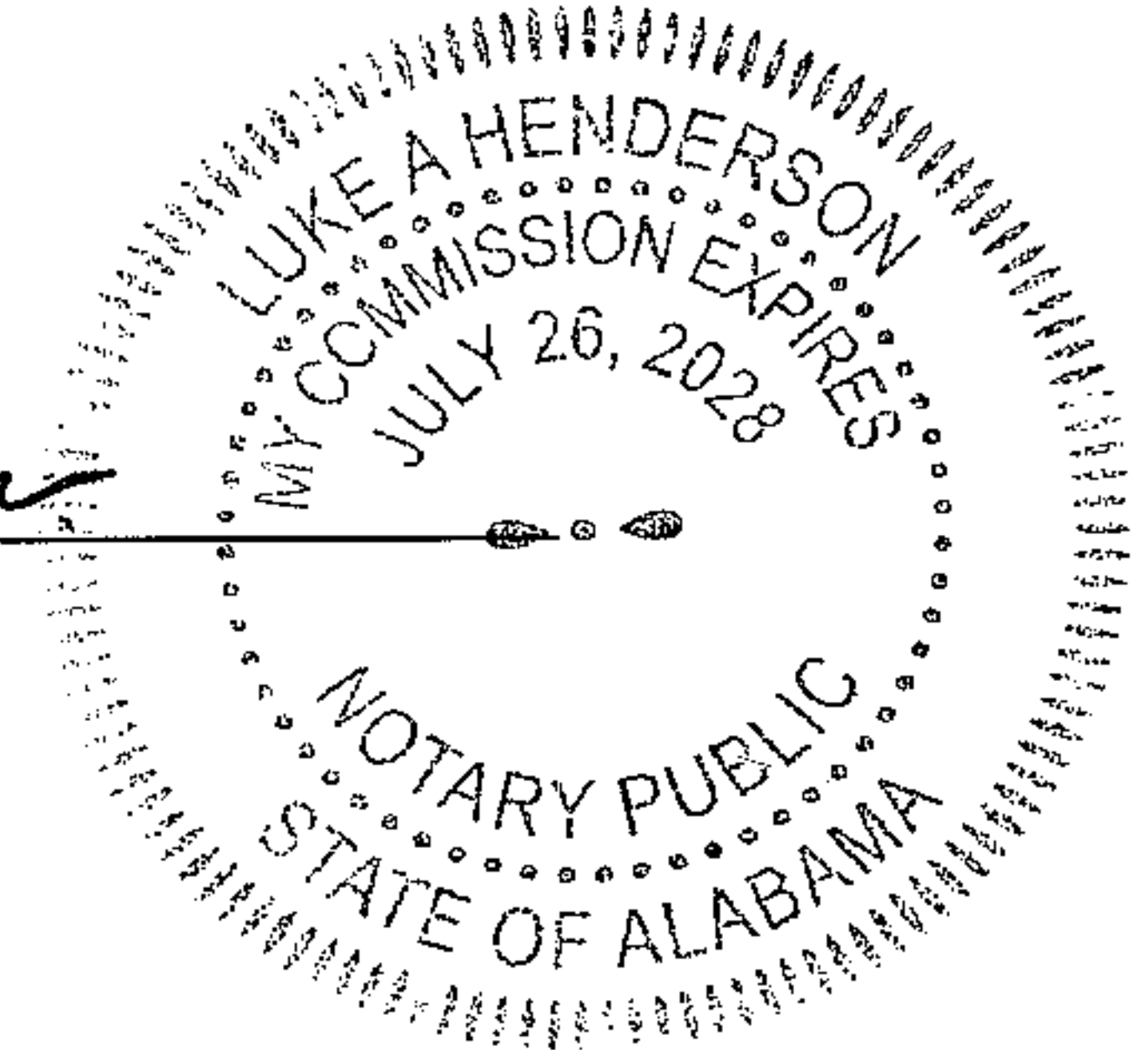
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **William Acker Ratliff, whose name as Trustee for that trust named The Marital Trust created under the Last Will and Testament of Sarah Israel Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama**, 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, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 18, 2026.

My Commission Expires:

*Luke Henderson*  
Notary Public



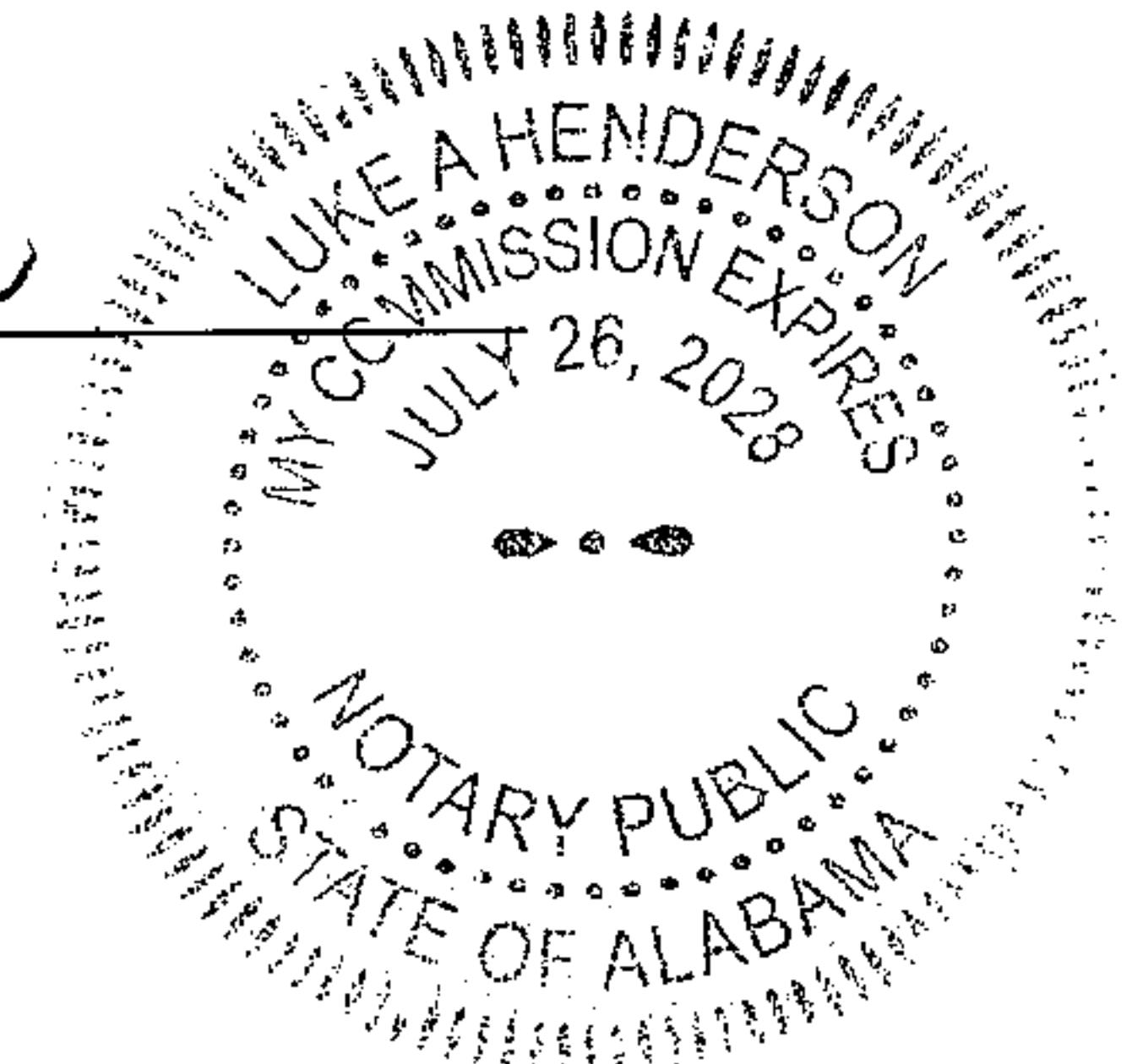
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **William Acker Ratliff, whose name as Trustee for that trust named The Family Trust created under the Last Will and Testament of Sarah Israel Ratliff, deceased, Probate Case No. PR-2026-000620, Shelby County, Alabama**, 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, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 18, 2026.

My Commission Expires:

*Luke Henderson*  
Notary Public



Grantor's Address: 800 Shades Creek Parkway  
Suite 400  
Birmingham, AL 35209

Property Address: 1000 Winding Stair Trail  
Leeds, AL 35094

Parcel ID Number: 04-3-08-0-000-002.011

## Exhibit "A" – Legal Description

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

### Parcel I

From a 1.5 inch pipe accepted as the Southeast corner of the Northwest quarter-Southeast quarter of Section 8, Township 18 South, Range 1 East, being the point of beginning of herein described parcel of land; run thence North along the accepted East boundary of said Northwest quarter-Southeast quarter a distance of 1350.57 feet to a half inch rebar accepted as the Southeast corner of the Southwest quarter-Northeast quarter of said Section 8; thence turn 00 degrees 42 minutes 20 seconds left and run 815.02 feet to a point in the center of Shoal Creek (20 feet wide); thence turn 127 degrees 55 minutes 05 seconds left and run 232.10 feet along said creek centerline and the following courses; 18 degrees 28 minutes 06 seconds right for 241.44 feet; 42 degrees 24 minutes 46 seconds right for 91.33 feet; 81 degrees 07 minutes 07 seconds left for 104.73 feet; 80 degrees 22 minutes 51 seconds right for 84.28 feet; 61 degrees 43 minutes 40 seconds left for 86.21 feet; 24 degrees 42 minutes 05 seconds right for 85.97 feet; 37 degrees 18 minutes 02 seconds left for 83.05 feet; 04 degrees 42 minutes 55 seconds left for 64.74 feet; 91 degrees 12 minutes 12 seconds left for 116.99 feet; 54 degrees 10 minutes 29 seconds right for 47.88 feet; 62 degrees 30 minutes 50 seconds right for 81.35 feet; 47 degrees 37 minutes 01 seconds left for 123.47 feet; 44 degrees 59 minutes 27 seconds left for 27.75 feet; 58 degrees 37 minutes 13 seconds left for 31.45 feet; 61 degrees 37 minutes 32 seconds right for 83.52 feet; 23 degrees 16 minutes 27 seconds right for 98.41 feet; 80 degrees 29 minutes 48 seconds right for 85.61 feet; 34 degrees 04 minutes 26 seconds left for 26.41 feet; 111 degrees 52 minutes 08 seconds left for 65.26 feet; 70 degrees 20 minutes 52 seconds right for 26.20 feet; 60 degrees 58 minutes 30 seconds right for 27.00 feet; 59 degrees 23 minutes 37 seconds left for 51.90 feet; 31 degrees 24 minutes 18 seconds right for 52.01 feet; 47 degrees 08 minutes 11 seconds right for 29.16 feet; 21 degrees 46 minutes 01 seconds right for 46.00 feet; 45 degrees 49 minutes 39 seconds right for 138.40 feet; 33 degrees 08 minutes 55 seconds right for 50.95 feet; 34 degrees 59 minutes 30 seconds left for 90.52 feet; 23 degrees 14 minutes 43 seconds right for 62.22 feet; 76 degrees 38 minutes 37 seconds left for 64.28 feet; 46 degrees 34 minutes 20 seconds right for 103.99 feet; 14 degrees 59 minutes 30 seconds left for 104.44 feet; 78 degrees 48 minutes 44 seconds left for 32.02 feet; 52 degrees 15 minutes 20 seconds left for 119.66 feet; thence turn 43 degrees 30 minutes 49 seconds right and run 78.93 feet along said creek centerline to a point on the accepted West boundary of aforementioned Northwest quarter-Southeast quarter; thence turn 33 degrees 24 minutes 53 seconds left and run 1270.00 feet along the accepted West boundary to a half inch pipe attached as the Southwest corner of said Northwest quarter-Southeast quarter; thence turn 90 degrees 35 minutes 10 seconds left and run 1341.46 feet along the accepted South boundary of said Northwest quarter-Southeast quarter to the point of beginning of herein described parcel of land situated in Shelby County, Alabama.

## Exhibit "A" (continued) – Legal Description

### Parcel II

**From a 1.5 inch pipe accepted as the Southwest corner of the Northeast quarter-Southeast quarter of Section 8, Township 18 South, Range 1 East; run thence North along the accepted West boundary of said Northeast quarter-Southeast quarter a distance of 329.76 feet to the point of beginning. Thence continue along said course a distance of 45.00 feet; thence turn 89 degrees 45 minutes 15 seconds right and run 767.66 feet to a point in the center of Winding Stair Trail (30 feet wide); thence turn 107 degrees 37 minutes 25 seconds right and run 47.22 feet along said trail centerline; thence turn 72 degrees 22 minutes 35 seconds right and run 753.56 feet to the point of beginning of herein described parcel of land.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2026 02:55:19 PM  
\$676.50 BRITTANI  
20260318000078760

*Allie S. Bayl*