

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sanburn Holdings, LLC
2718 20th Street South
Homewood, Alabama 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$395,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

West Alabama Bank & Trust

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Sanburn Holdings, LLC, an Indiana limited liability company

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

Lot 2555, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3 in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument 1994-07111 and amended by Instrument 1996-17543, further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument 20050609000280540 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

\$375,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

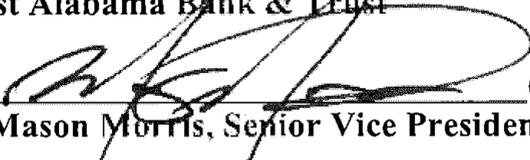
- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record; and
 - (4) all rights of redemption arising from a foreclosure sale evidenced by foreclosure deed dated November 24, 2025 and recorded on November 25, 2025 as Instrument No. 20251125000361150.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes 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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 12th day of March, 2026

West Alabama Bank & Trust

By:  (SEAL)
Mason Morris, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mason Morris, as Senior Vice President of West Alabama Bank & Trust, whose name 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 conveyance, he, in his capacity as Senior Vice President of West Alabama Bank & Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2026.


Notary Public: David P. Condon
My Commission Expires: 02.12.2030

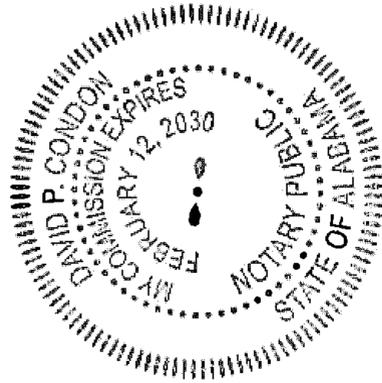


Exhibit "A"
Property Description

Lot 2555, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3 in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument 1994-07111 and amended by Instrument 1996-17543, further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument 20050609000280540 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 10:52:23 AM
\$48.00 BRITTANI
20260319000079380

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Allie S. Boyd