

This Instrument Prepared By:
Hannah M. Cassady, Esq.
Phelps Dunbar, LLP
2025 3rd Avenue N, Suite 1000
Birmingham, AL 35203

Send Tax Notice To:
J.O. Lunceford, LLC
c/o Gene F. Lunceford
45 Bentley Circle
Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF PHELPS DUNBAR, LLP BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

SHELBY COUNTY)

WHEREAS, **JAMES O. LUNCEFORD** (the "Decedent"), a resident of Shelby County, Alabama, died on September 7, 2022, and owned certain real property located in Shelby County, Alabama at the time of his death (the "Property"), which Property is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference;

WHEREAS, on September 21, 2022, the Decedent's Last Will and Testament (the "Will") was admitted to probate and record in the Probate Court of Shelby County, Alabama (Case No.: PR-2022-000872), and **GENE F. LUNCEFORD** was appointed as Personal Representative of the Decedent's estate;

WHEREAS, pursuant to the terms of Decedent's Will, all of the Decedent's right, title, and interest in and to the Property passes to the Family Trust created under said Will (the "Family Trust"), to be held, administered, and distributed by the Trustee in accordance with the terms of the Family Trust;

WHEREAS, the Decedent's Will appoints **GENE F. LUNCEFORD** to serve as Trustee of the Family Trust;

WHEREAS, the Family Trust is the sole member of J.O. Lunceford, LLC, an Alabama limited liability company, and **GENE F. LUNCEFORD** serves as the Manager thereof; and

WHEREAS, **GENE F. LUNCEFORD**, as Personal Representative of the Decedent's estate, desires to distribute an undivided One Hundred Percent (100%) interest in and to the Property to **J.O. LUNCEFORD, LLC**.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the foregoing and the terms of the Decedent's Will, **GENE F. LUNCEFORD**, as Personal Representative of the Estate of James O. Lunceford, deceased (the "Grantor"), with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Decedent's Will, does hereby grant, bargain, sell, and convey unto **J.O. LUNCEFORD, LLC**, an Alabama limited liability company (the "Grantee"), all of the Decedent's right, title, and interest in and to the Property more particularly described in Exhibit "A" hereof.

SOURCE OF TITLE: 20051116000598940

This conveyance is exempt from deed tax as the Property passed pursuant to the terms of the Decedent's Will.

This conveyance is made subject to the following:

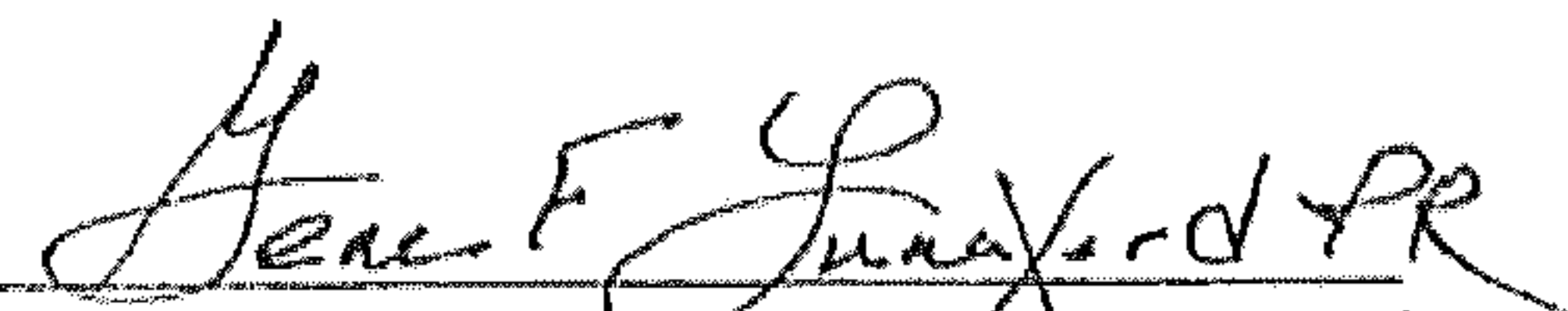
1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the Grantee, its respective heirs and assigns, forever.

No warranty or covenant respecting the nature of the quality of the title to the Property is made by the Grantor, other than that the Grantor has neither permitted or suffered any lien, encumbrance, or adverse claim to the Property since the Decedent's date of death.

The Grantor executes this instrument solely in the representative capacities named herein. Neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to the representative capacities named herein.

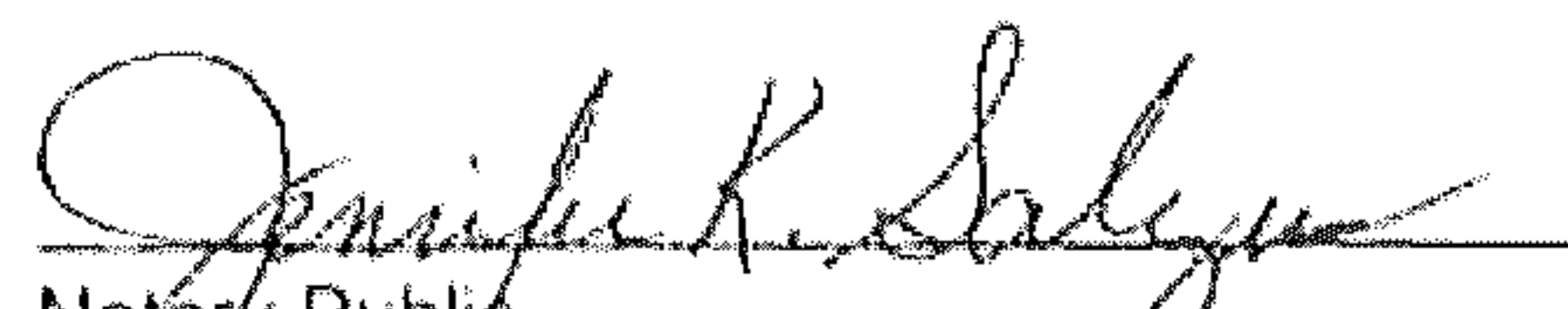
IN WITNESS WHEREOF, the Grantor has hereunto executed this Personal Representative's Deed on MARCH 26th, 2026.



 GENE F. LUNCEFORD, Personal
 Representative of the Estate of James O.
 Lunceford, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **GENE F. LUNCEFORD**, whose name as Personal Representative of the Estate of James O. Lunceford, deceased, 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 Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on March 26, 2026.


Notary Public
My Commission Expires: 8-23-2028

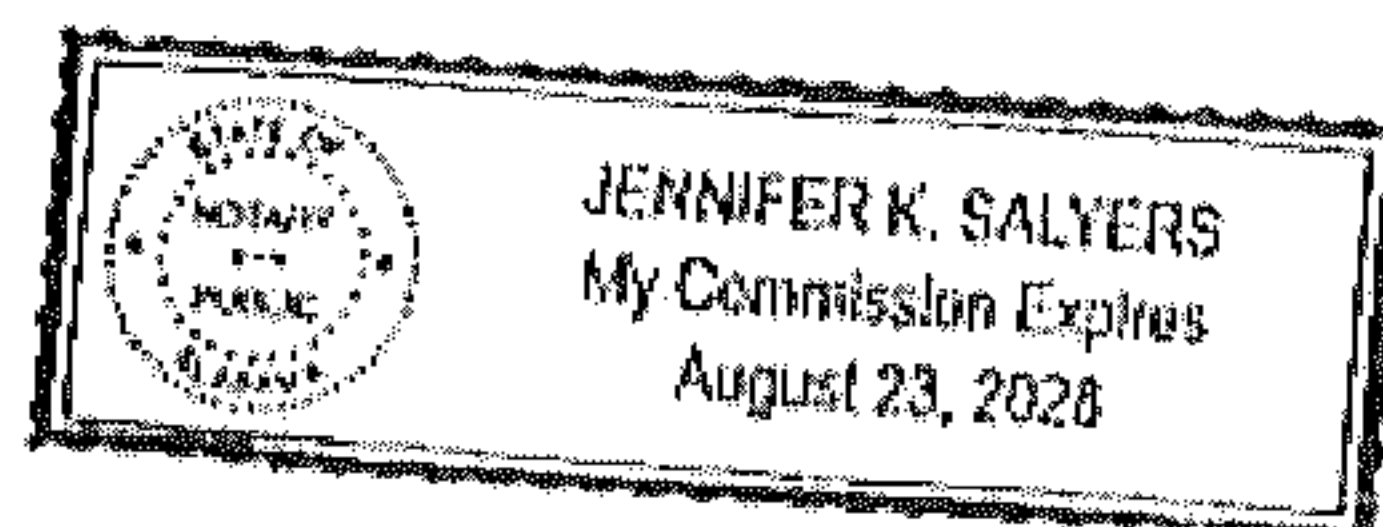


EXHIBIT "A"**Parcel I**

A parcel of land in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, Township 20 South, Range 3 West; thence North $88^{\circ} 59' 20''$ West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1231.25 feet (map) to the point of beginning; thence continue along last described course a distance of 334.77 feet to the Easterly right of way line of U.S. Highway No. 31 (200 foot right of way); thence North $15^{\circ} 39' 02''$ East along said right of way a distance of 119.0 feet; thence leaving said right of way line South $60^{\circ} 17' 17''$ East a distance of 325.72 feet (meas.) 325.81 feet (map) to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence North $88^{\circ} 59' 20''$ West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1231.25 feet (map) to the point of beginning; thence North $68^{\circ} 17' 17''$ West a distance of 325.72 feet (meas.) 325.81 feet (map) to the Easterly right of way line of U.S. Highway No. 31 (200 foot right of way); thence North $15^{\circ} 39' 02''$ East along said right of way a distance of 192.85 feet; thence leaving said right of way line South $74^{\circ} 22' 47''$ East a distance of 322.36 feet; thence South $15^{\circ} 15' 45''$ West a distance of 227.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, the following described non-exclusive easement:

A 50' ingress/egress easement located in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence North $88^{\circ} 59' 20''$ West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1231.25 feet (map); thence North $15^{\circ} 15' 45''$ East a distance of 426.99 feet (meas.) 427.0 feet (map); thence North $74^{\circ} 22' 47''$ West a distance of 271.01 feet to the point of beginning; thence continue along last described course a distance of 50.0 feet to the Easterly right of way line of U.S. Highway No. 31 (200' ROW); thence South $15^{\circ} 39' 02''$ West along said ROW line, a distance of 199.57 feet; thence leaving said Right of Way line, South $74^{\circ} 22' 47''$ East a distance of 50.0 feet; thence North $15^{\circ} 39' 02''$ East, a distance of 199.57 feet to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gene F. Lunceford, Personal Representative Grantee's Name J.O. Lunceford, LLC
Mailing Address 45 Bentley Circle, Shelby, AL 35143 Mailing Address 45 Bentley Circle, Shelby, AL 35143

Property Address 3529 Pelham Parkway Pelham, AL 35124 Date of Sale N/A
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 925,680

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Tax Assessor's Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/26/26 Print Gene F. Lunceford, Personal Representative

Unattested Sign Gene F. Lunceford (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2026 12:01:52 PM
\$35.00 JOANN
20260330000089990

Alvin S. Beal