

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-26-31109

Send Tax Notice To: Lumpkin Development Holdings, LLC
100 Metro Parkway
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Fifty Thousand Dollars and No Cents (\$750,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Donovan Builders, LLC, an Alabama Limited Liability Company**, (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 Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 2026

DONOVAN BUILDERS, LLC

Jack A Donovan JR
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that Jack A. Donovan Jr. as Managing Member of Donovan Builders, LLC, an Alabama Limited Liability Company 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 31st day of March, 2026

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

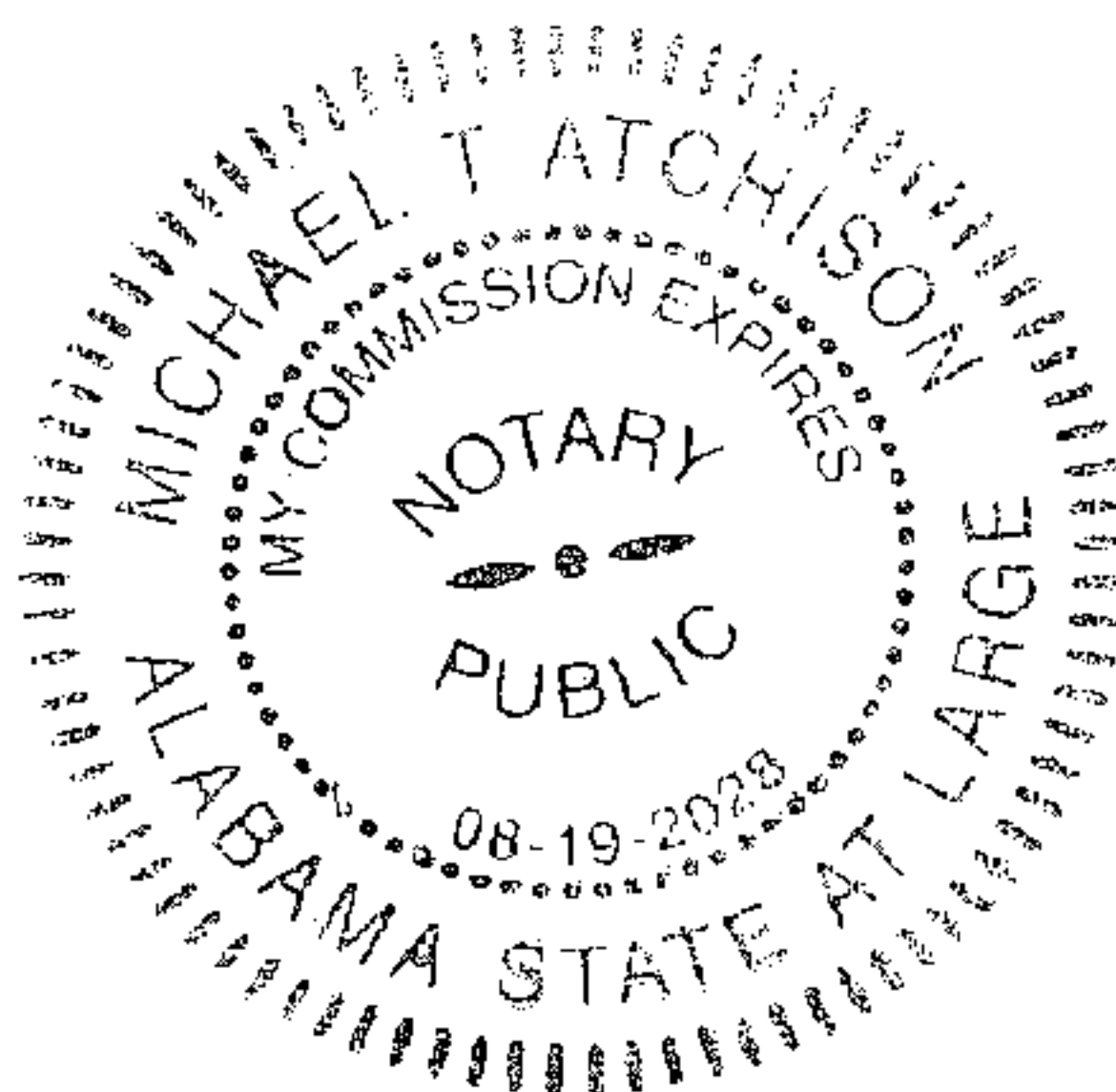


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 2 West, described as follows:
Begin at the Southwest corner of the NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 2 West and run North along the West line of said forty, to the South right of way line of the Montevallo-Columbiana Road, also known as the Old Tuscaloosa Highway; thence Northeasterly along the South right of way line of said road to a point that is 300 feet Southwesterly from the center of the L & N Railroad tract (said point being the West line of the W.S. Stonecypher lot); thence Southeasterly parallel with the center of said railroad tract and 300 feet distant from said center line, to the South line of said NW 1/4 of NW 1/4; thence West along said South line of said NW 1/4 of NW 1/4 to the point of beginning.
Less and except that portion conveyed to F.C.Hall by deed recorded in Deed Book 225, Page 314, in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Donovan Builders, LLC</u>	Grantee's Name	<u>Lumpkin Development Holdings, LLC</u>
Mailing Address	<u>3590-B Highway 31S, #178</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>10920 Highway 22</u> <u>Calera, AL 35040</u>	Date of Sale	<u>March 25, 2026</u>
		Total Purchase Price	<u>\$750,000.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 March 24, 2026

Print Donovan Builders, LLC

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2026 03:33:53 PM
\$778.00 KELSEY
20260331000093320

Alvin S. Byrd