

This Instrument was Prepared by:

Send Tax Notice To: Elpis Holdings, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

750 West Ashby Rd.
Brierfield, AL 35035

File No.: S-25-30904

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Forty Thousand Dollars and No Cents (\$440,000.00)**, 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, **Estate of Marsha Ann Zahumensky, Probate Case No. PR-2025-002337, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Elpis 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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of April, 2026.

ESTATE OF MARSHA ANN ZAHUMENSKY,
PROBATE CASE NO. PR-2025-002337, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

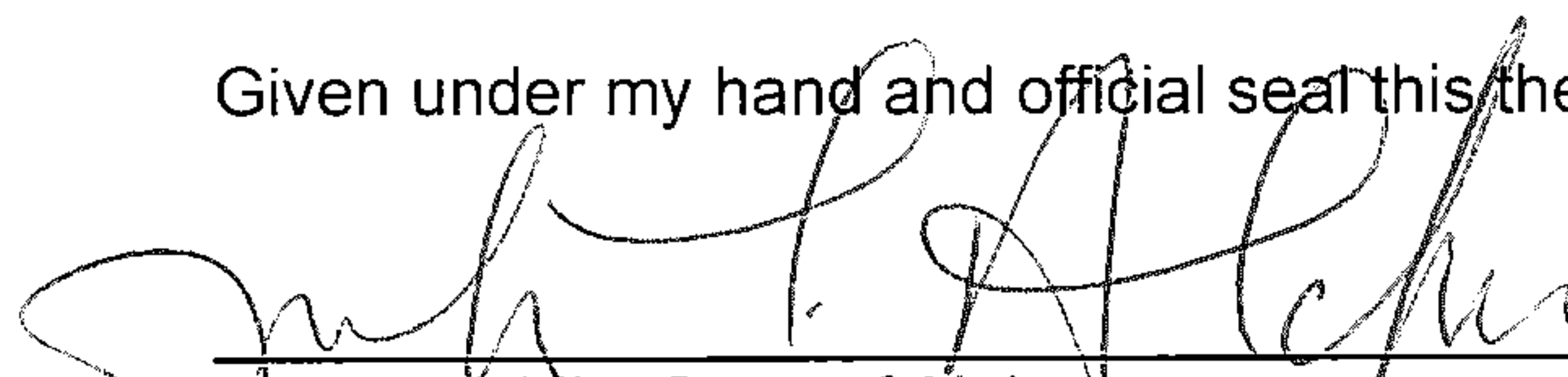

Anna Marie Zahumensky
Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Anna Marie Zahumensky as Personal Representative of The Estate of Marsha Ann Zahumensky, Probate Case No. PR-2025-002337, in the Probate Office of Shelby County, Alabama, 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 1st day of April, 2026.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

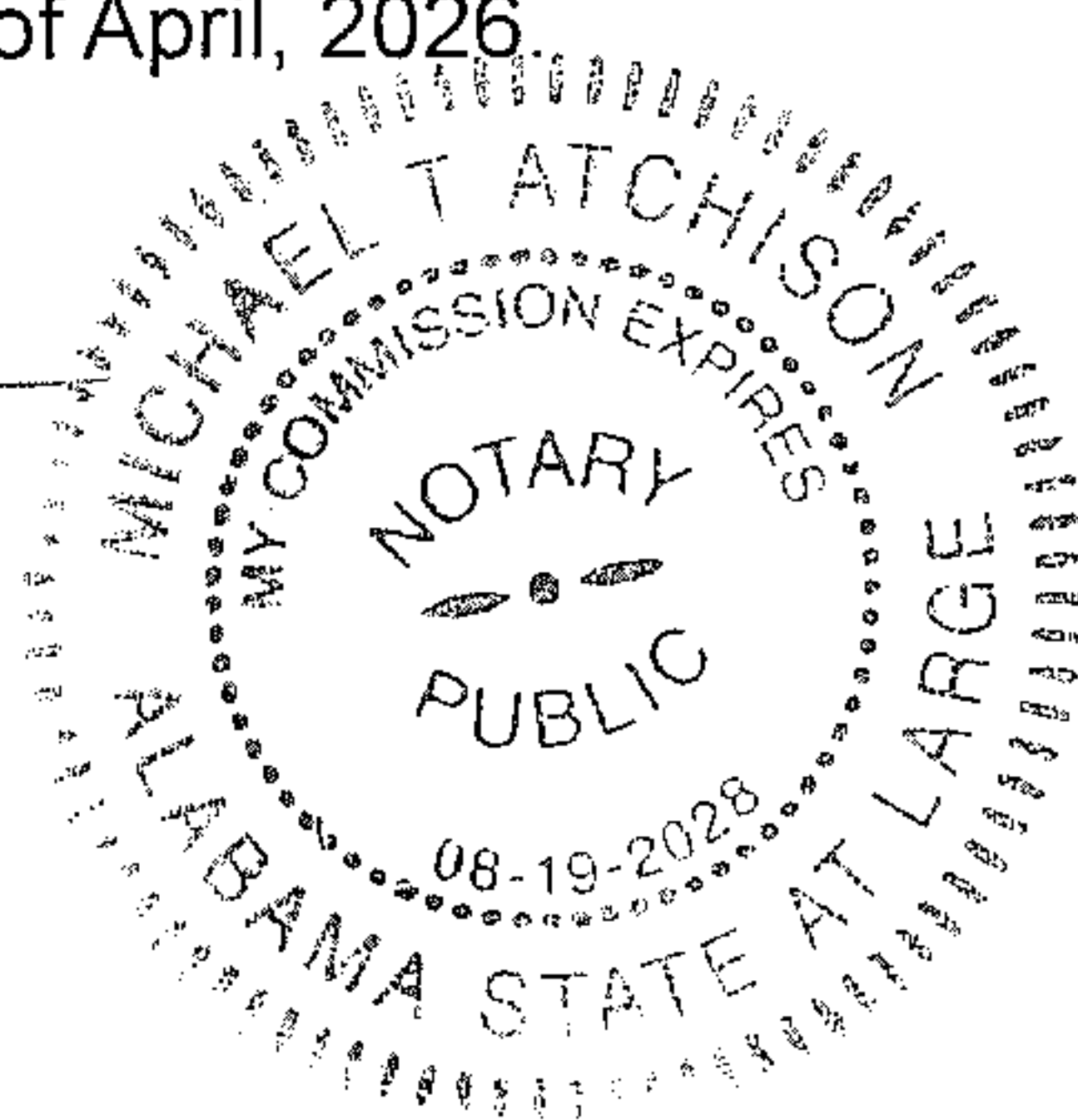


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B (AS DESCRIBED IN BOOK 226, PAGE 709):

Commence at the Southwest corner of the Southeast one-quarter of Northeast one-quarter of Section 2, Township 21, Range 3 West, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 314.50 feet; thence turn an angle to the left of 148 degrees 27 minutes and run in a Northwesterly direction for a distance of 724.90 feet to a point on the Southeasterly right of way line of Alabama Highway No. 119; thence run an angle to the right of 96 degrees 09 minutes 12 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 05 degrees 15 minutes 27 seconds and a radius of 1,344.85 feet; thence run along the arc of said curve to the left in a Northeasterly direction along the Southeasterly right of way line of Alabama Highway No. 119 for a distance of 123.40 feet to the end of said curve; Thence along a tangent, if extended to said curve in a Northeasterly direction continuing along the Southeasterly right of way line of Alabama Highway No. 119 for a distance of 495.55 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 18.68 feet to the point of beginning of a curve to the left, said curve having a central angle of 07 degrees 58 minutes 46 seconds and a radius of 1,075.46 feet; thence run along the arc of said curve to the left in a Northeasterly direction along the Southeasterly right of way of Alabama Highway No. 119 for a distance of 149.78 feet; thence turn an angle to the right of 105 degrees 55 minutes 24 seconds from the tangent of last described course and run in Southeasterly direction for a distance of 5.33 feet; thence turn on an angle to the right of 06 degrees 47 minutes 04 seconds and run in a Southeasterly direction for a distance of 205 feet; thence turn an angle to the right of 69 degrees 59 minutes 39 seconds and run in a Southwesterly direction for a distance of 46.24 feet; thence turn an angle to the left of 19 degrees 14 minutes 47 second and run in a Southwesterly direction for a distance of 75.60 feet; thence turn an angle to the right of 114 degrees 30 minutes 53 seconds and run in a Northwesterly direction for a distance of 225.83 feet to the Point of Beginning.

TOGETHER WITH A NON-EXCLUSVE INGRESS/EGRESS EASEMENT AS DESCRIBED IN SURVEY OF DONALD L. HADDEN, RLS #9681, DATED JUNE 28, 1998, ATTACHED AS EXHIBIT "B" TO DEED RECORDED IN INSTRUMENT #1998-25890, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the most Northerly corner of Parcel A, at the point of beginning for said easement; thence run in a Southeasterly direction along the common line of Parcel A and Parcel B for a distance of 50 feet, more or less; thence turn 89 degrees 01 minutes 19 seconds right and run in a Southwesterly direction for a distance of 26 feet; thence turn 90 degrees 58 minutes 41 seconds to the right and run Northwesterly for a distance of 50 feet to a point on the Northwesterly line of said Parcel A; thence turn 89 degrees 01 minutes 19 seconds right and run Northeasterly for a distance of 26 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Marsha Ann Zahumensky,
Probate Case No. PR-2025-002337,
in the Probate Office of Shelby
County, Alabama

Grantee's Name Elpis Holdings, LLC

Mailing Address 341 River Haven Circle
Alabaster AL, 35007

Mailing Address 750 West Ashby Rd
Briarfield, AL 35035

Property Address 516 Highway 119 . South
Alabaster, AL 35007

Date of Sale April 01, 2026
Total Purchase Price \$440,000.00

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)

Bill of Sale Appraisal
 Sales Contract Other
 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.

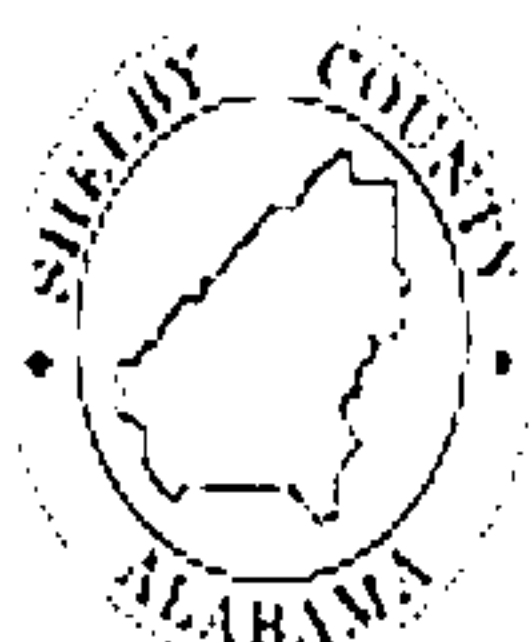
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 30, 2026

Print Estate of Marsha Ann Zahumensky, Probate Case
No. PR-2025-002337, in the Probate Office of
Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2026 02:39:10 PM
\$468.00 BRITTANI
20260401000095610

Ally S. Boyd

Marsha Ann Zahumensky

Form RT-1