

Send Tax Notice to:
Ron Foster
70 Cahaba Pass
Centerville, AL 35142

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-26-2554

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Walker Family Holdings LTD LLC, an Alabama Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is **6969 Gadsden Highway, Trussville, AL 35173**

by **Ron Foster (herein referred to as "Grantee"),** whose mailing address is **70 Cahaba Pass, Centerville, AL 35142**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **0 Montgomery - Kymulga Road, Columbiana, AL 35051,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor do for itself, its successors and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 1st day of April, 2026.

Walker Family Holdings LTD LLC, an Alabama Limited Liability Company

By: John Guy Walker
John Guy Walker, President of JG Walker Realty, Inc. as General Partner of the seller, Walker Family Holdings, LTD

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Guy Walker, President of JG Walker Realty, Inc. as General Partner of the seller, Walker Family Holdings, LTD**, whose name as **President of JG Walker Realty, Inc. as General Partner of the seller, Walker Family Holdings, LTD of Walker Family Holdings LTD**, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of **Walker Family Holdings LTD**, on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2026.

Shami S. Malone
Notary Public, State of Alabama
Shami S. Malone
My Commission Expires: 11/3/2028

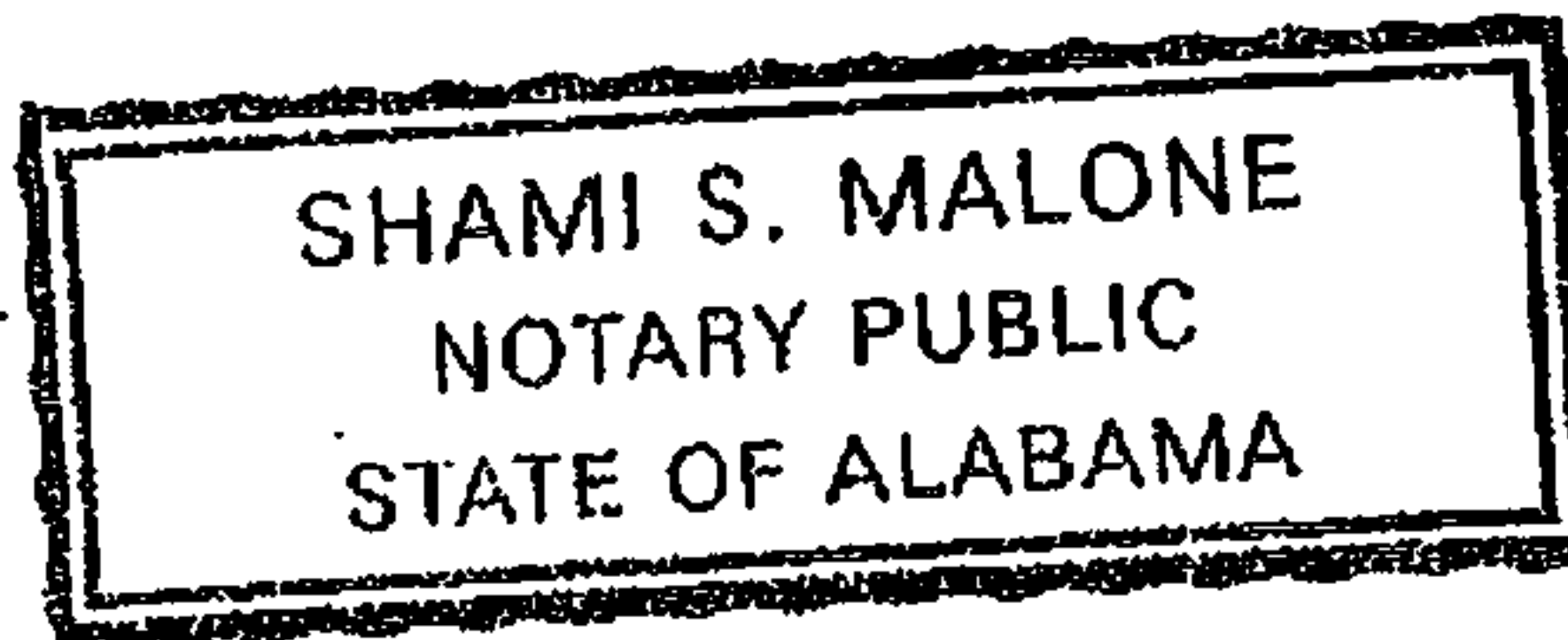


EXHIBIT A**Property 1:
Magnolia Farms Parcel 2 Legal Description**

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT;

thence run S 00°26'45" E a distance of 699.86 feet to a found rebar; thence run N 89°07'05" W a distance of 721.94 feet to a found rebar being the POINT OF BEGINNING; thence run N 90°00'00" W a distance of 608.19 feet to a found pipe; thence run N 0°24'47" W a distance of 702.20 feet to a found pipe; thence run N 0°14'42" W a distance of 330.01 feet to a found rebar; thence N 0°25'49" W a distance of 499.94 feet to a found rebar; thence N 0°23'22" W a distance of 433.87 feet to a found rebar, said rebar lying on the south right of way of Montgomery Kymulga Road (80ft ROW); thence run along the south right of way margin S 89°07'36" E for a distance of 1297.39 feet, to a found rebar. Thence run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence run S 02°23'57" W a distance of 33.41 feet to a point; thence run S 05°42'14" W a distance of 56.04 feet to a point; thence run S 29°06'48" W a distance of 57.34 feet to a point; thence run S 34°31'41" W a distance of 13.69 feet to a point; thence run S 54°59'37" W a distance of 91.32 feet to a point; thence run S 38°31'40" W a distance of 70.42 feet to a point; thence run S 19°41'29" W a distance of 82.80 feet to a point; thence run S 22°29'48" W a distance of 56.12 feet to a point; thence run S 34°42'27" W a distance of 112.33 feet to a point; thence run S 38°39'06" W a distance of 116.93 feet to a point; thence runs S 32°37'37" W a distance of 101.94 feet to a point; thence run S 35°06'27" W a distance of 206.88 feet to a point; thence run S 35°33'34" W a distance of 81.11 feet to a point; thence run S 16°53'44" W a distance of 101.53 feet to a point; thence run S 08°09'39" W a distance of 125.73 feet to a point; thence run S 09°33'17" W a distance of 118.11 feet to a point; thence run S 13°33'23" W a distance of 103.49 feet to a point; thence run S 13°31'34" W a distance of 103.00 feet to a point; thence run S 18°31'26" W a distance of 50.18 feet to a point; thence run S 29°39'23" W a distance of 71.50 feet to a point; thence run S 38°50'40" W a distance of 83.68 feet to a point; thence run S 25°43'50" W a distance of 60.94 feet to a point; thence run S 04°51'45" W a distance of 108.10 feet to a point; thence run S 23°06'34" E a distance of 55.98 feet to a point; thence run S 39°10'18" E a distance of 53.74 feet to a point; thence run S 46°15'48" E a distance of 15.65 feet to a point; thence run S 47°35'20" E distance of 108.83 feet to a point, said point being the POINT OF BEGINNING

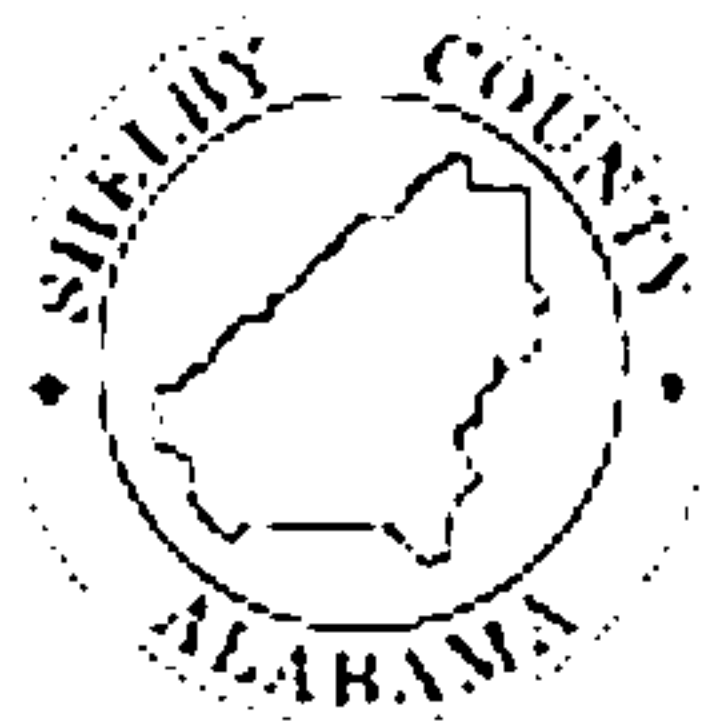
Magnolia Farms Access ad Utility Easement

An Access and Utility Easement being sixty (60') feet in width over and across part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 7 Township 22 South, Range 1 East Shelby County, Alabama, lying thirty (30') feet each side of the following centerline:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence with a bearing N 0°26'45" W a distance of 1,257.04 feet to a point; thence with a bearing of N 89°01'10" W a distance of 30.70 feet to the POINT OF BEGINNING, said point lying on the Southern Right-of-Way of Montgomery Kymulga Road. Run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence with a bearing of S 02°23'57" W a distance of 33.41 feet to a point; thence with a bearing of S 05°42'14" W a distance of 56.04 feet to a point; thence with a bearing of S 29°06'48" W a distance of 57.34 feet to a point; thence with a bearing of S 34°31'41" W a distance of 13.69 feet to a point; thence with a bearing of S 54°59'37" W a distance of 91.32 feet to a point; thence with a bearing of S 38°31'40" W a distance of 70.42 feet to a point; thence with a bearing of S 19°41'29" W a distance of 82.80 feet to a point; thence with a bearing of S 22°29'48" W a distance of 56.12 feet to a point; thence with a bearing of S 34°42'27" W a distance of 112.33 feet to a point; thence with a bearing of S 38°39'06" W a distance of 116.93 feet to a point; thence with a bearing of S 32°37'37" W a distance of 101.94 feet to a point; thence with a bearing of S 35°06'27" W a distance of 206.88 feet to a point; thence with a bearing of S 35°33'34" W a distance of 81.11 feet to a point; thence with a bearing of S 16°53'44" W a distance of 101.53 feet to a point; thence with a bearing of S 08°09'39" W a distance of 125.73 feet to a point; thence with a bearing of S 09°33'17" W a distance of 118.11 feet to a point; thence with a bearing of S 13°33'23" W a distance of 103.49 feet to a point; thence with a bearing of S

13°31'34" W a distance of 103.00 feet to a point; thence with a bearing of S 18° 31'26" W a distance of 50.18 feet to a point; thence with a bearing of S 29°39'23" W a distance of 71.50 feet to a point; thence with a bearing of S 38°50'40" W a distance of 83 .68 feet to a point; thence with a bearing of S 25°43'50" W a distance of 60.94 feet to a point; thence with a bearing of S 04°51'45" W a distance of 108.10 feet to a point; thence with a bearing of S 23°06'34" E a distance of 55.98 feet to a point; thence with a bearing of S 39°10'18" E a distance of 53.74 feet to a point; thence with a bearing of S 46°15'48" E a distance of 15.65 feet to a point; thence with a bearing of S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF ENDING.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas, coal; sand; gravel; clay; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such mineral Resources by and all means and for developing, producing, extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process, market or otherwise utilize such Mineral Resources so produced.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2026 02:10:48 PM
 \$341.00 JOANN
 20260402000097010

Allie S. Boyd