

This Instrument was Prepared by:

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

Send Tax Notice To: Lumpkin Development Holdings, LLC

100 Metro Parkway
Pelham AL 35124

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **KSB Enterprises, LLC and Ross Investments, LLC**, (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;

Lot 9, according to the survey of Airpark Industrial Complex, as recorded in Map Book 19, Page 116, in the Probate Office of Shelby County, Alabama

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of April, 2026.

KSB ENTERPRISES, LLC

Kenneth W Bettini
Kenneth W Bettini
Managing Member

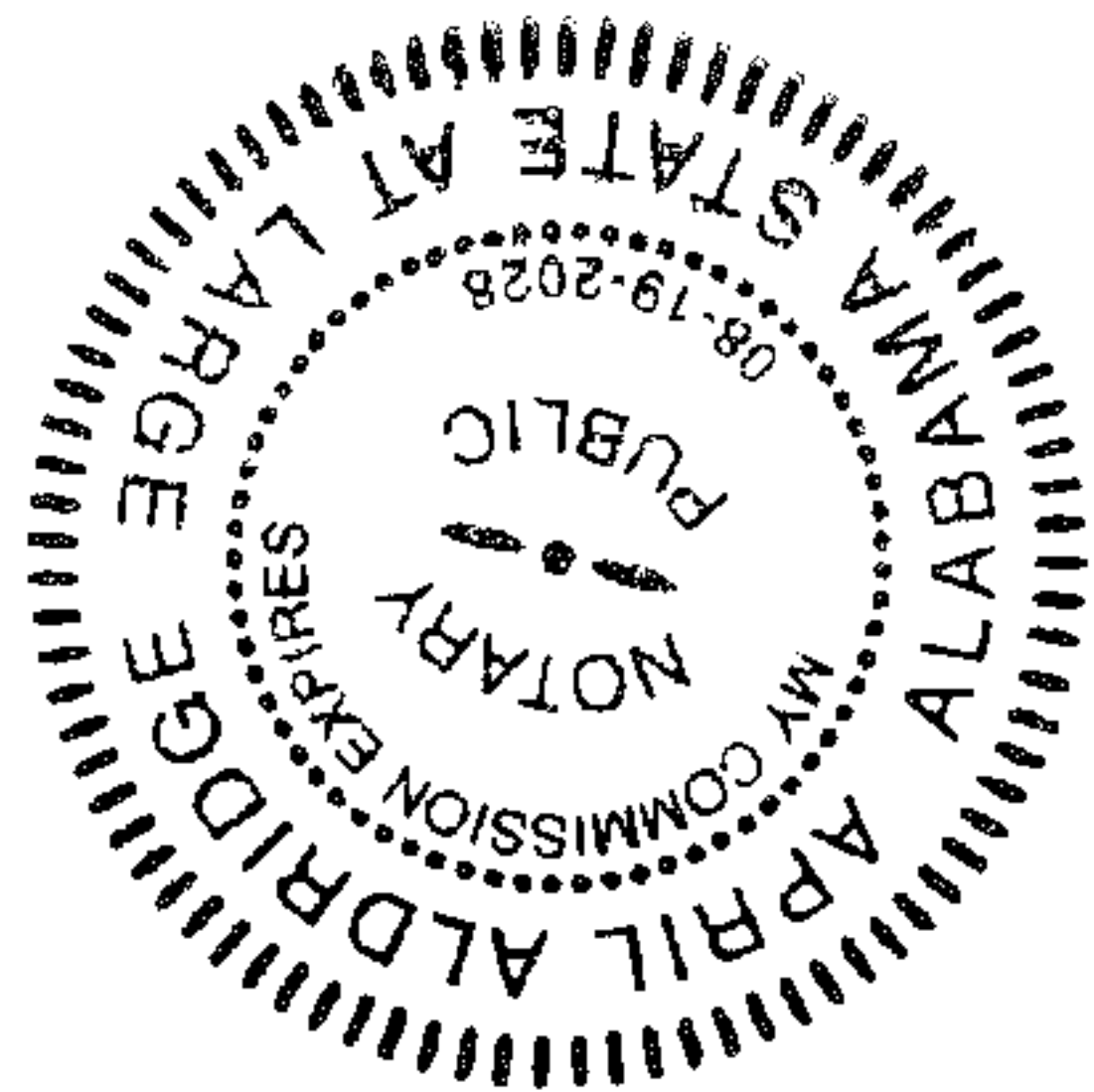
State of Alabama

County of Shelby


I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Kenneth W. Bettini as Managing Member of of KSB Enterprises, LLC 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 3rd day of April, 2026.

April Aldridge
Notary Public, State of _____
My Commission Expires: 8/19/28



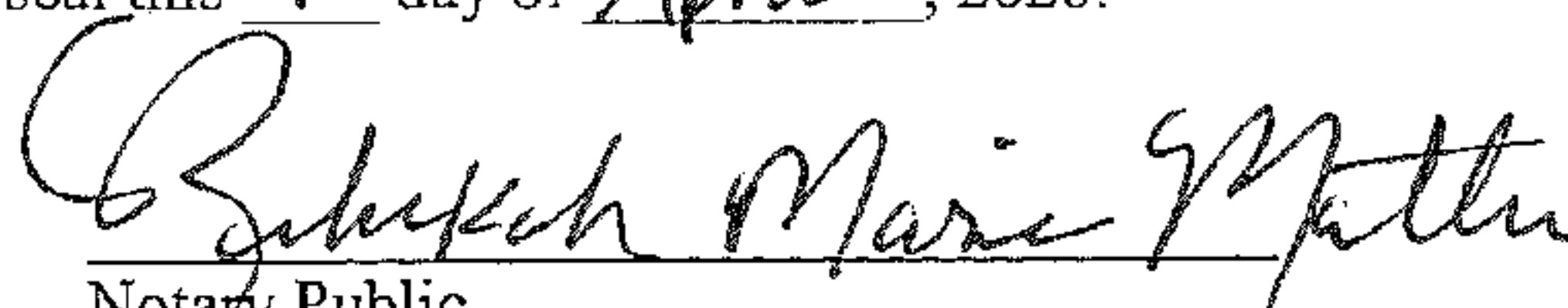
ROSS INVESTMENTS, LLC

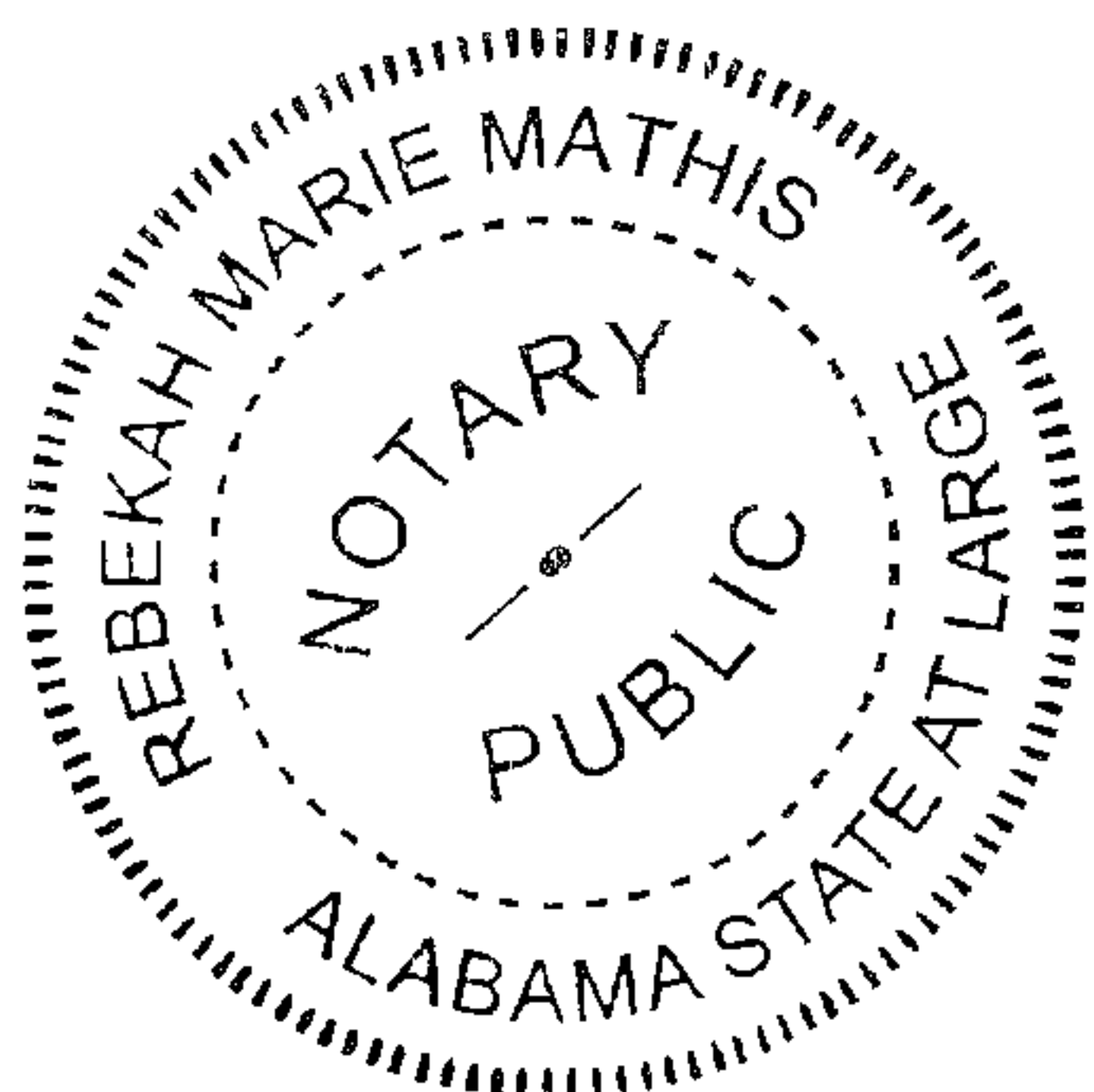

John A. Mayhall
Managing Member

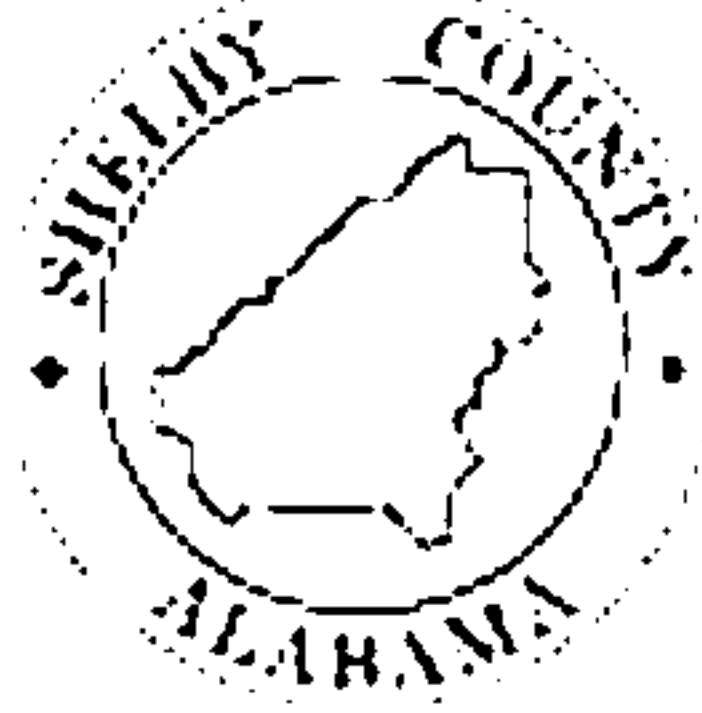
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John A. Mayhall as Managing Member of Ross Investments, LLC**, 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/she executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 9/16/29





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2026 01:45:40 PM
 \$478.00 KELSEY
 20260407000102140

Allie S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name	KSB Enterprises, LLC Ross Investments, LLC	Grantee's Name	Lumpkin Development Holdings, LLC
Mailing Address	<u>183 Cove Lane</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham AL 35124</u> <u>AL</u>
Property Address	<u>159 Airpark Industrial Rd.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April 03, 2026</u>
		Total Purchase Price	<u>\$450,000.00</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 31, 2026

Print KSB Enterprises, LLC BY Kenneth W. Bettini

Unattested

 (verified by)

Sign *Kenneth W. Bettini*

 (Grantor/Grantee/Owner/Agent) circle one