

This Instrument was Prepared by:

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

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-26-31133

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Six Thousand Seven Hundred Fifty Dollars and No Cents (\$406,750.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Lovelady Properties 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, an Alabama Limited Liability Company**, (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 16th day of Apr, 2026.

LOVELADY PROPERTIES LLC

G. Scott Lovelady
G. Scott Lovelady
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 G. Scott Lovelady as Managing Member of Lovelady Properties 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 10th day of Apr, 2026.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-26

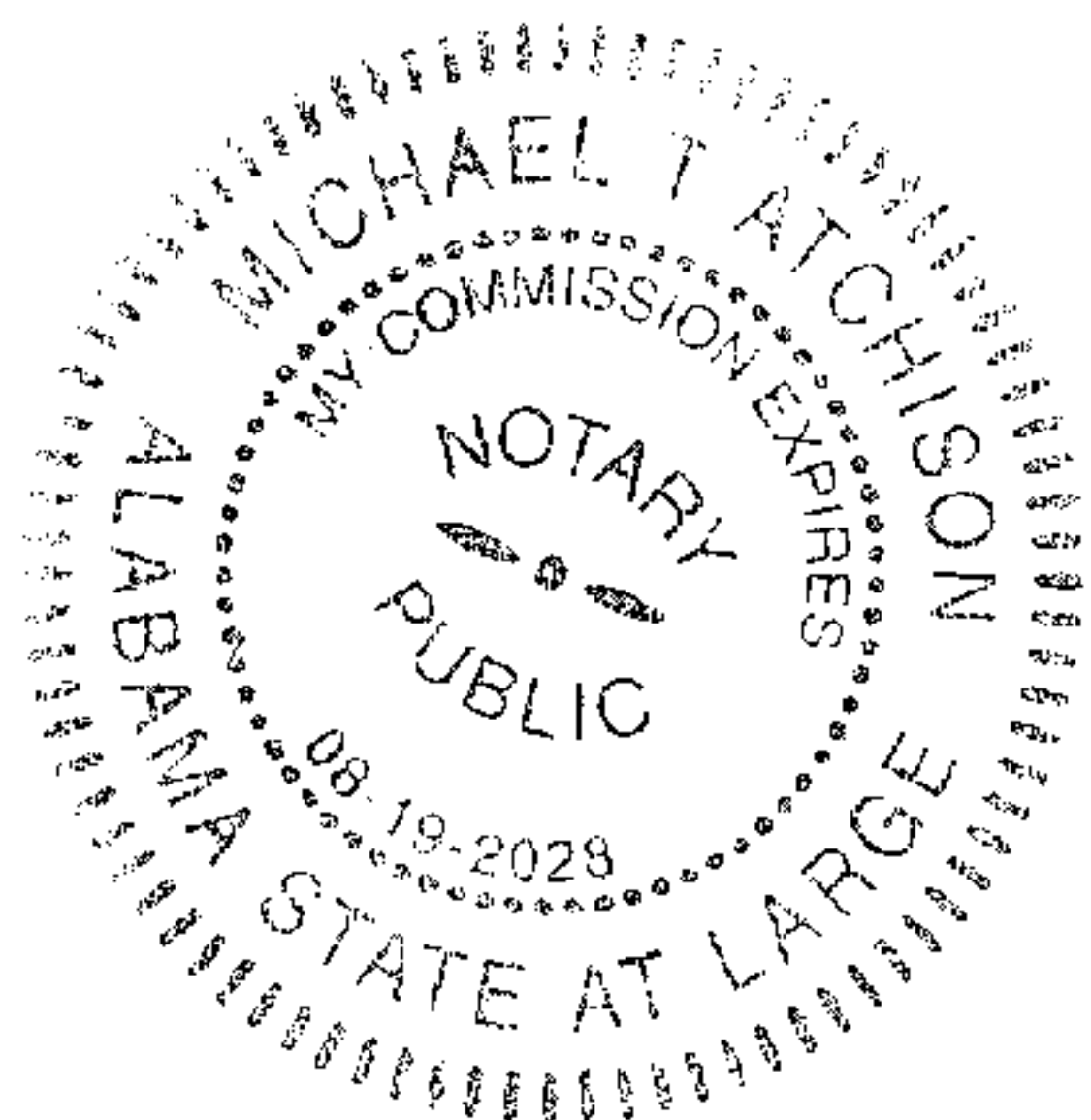


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE ¼ of NW ¼, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said tract being more particularly described as follows:

From the southeast corner of said NE ¼ of NW ¼, run north along the east line of said ¼ - ¼ section for a distance of 210 feet, thence turn an angle to the left of 88°13' and run west parallel with the south line of said ¼ - ¼ section for a distance of 852 feet to the southwest corner of Lot 1, Block 1, Green Valley, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 5, on Page 94, said point being the point of beginning of the land herein described, thence continue West along the same course for a distance of 368.89 feet, more or less, to the east line of the right of way of Alabama Highway #119, thence turn an angle to the right of 99°30' and run Northerly along said east right of way line for a distance of 179.46 feet, to the South line of the right of way of Dale Drive, as shown on said map of Green Valley, thence turn an angle to the right of 80°30' and run east along the South line of Dale Drive for a distance of 339.27 feet to the Northwest corner of said Lot 1, Block 1, thence turn an angle to the right of 90° and run south along the West line of said Lot 1 for a distance of 177 feet to the point of beginning.

AND

A tract of land situated in the NE ¼ of NW ¼, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said tract being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 3 Green Valley, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama in Map Book 5, on Page 94, run thence North along the West line of said Lot 1 for a distance of 221.73 feet to the Southwest corner of Lot 4, in said Block 3, thence turn an angle to the right of 17°17' and run Northeasterly along the West line of said Lot 4 for a distance of 85.70 feet to the Southwest corner of Lot 5, in said Book 3, thence turn an angle to the left of 19°04' and run Northerly along the west line of said Lot 5, for a distance of 11.96 feet, thence turn an angle to the left of 90° and run west for a distance of 327 feet, more or less, to a point on the East right of way line of Alabama Highway #119, thence South along said East right of way line for a distance of 306.5 feet, more or less, to the north line of the right of way of Dale Drive as shown on said map of Green Valley, thence east along said north right of way line for 328.53 feet, more or less, to the point of beginning.

LESS AND EXCEPT:

A part of the NE ¼ of NW ¼, Section 23, Township 21 South, Range 3 West, Identified as Tract No. 19 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 2:

Commencing at the SE corner of the NE quarter of NW quarter, Section 23, Township 21-S, Range 3-W; thence West and along the South quarter section line a distance of 1161 feet, more or less, to a point on the acquired R/W line (said line between a point that is offset 95' RT and perpendicular to centerline of project at station 94+00 and a point that is offset 125' RT and perpendicular to centerline of project at PT station 96+58.85); thence N 10°20'42"E and along the acquired R/W line a distance of 110.31 feet to a point on the acquired R/W line (said point offset 125' RT and perpendicular to centerline of project at PT station 96+58.85); thence N 13°37'10"E and along the acquired R/W line a distance of 103.16 feet to a point on the grantor's South property line, which is the point of BEGINNING; thence N 88°55'10"W and along the grantor's said property line a distance of 107.03 feet to a point on the present East R/W line of SR-119; thence N 10°34'50"E and along said present R/W line a distance of 179.46 feet to a point on the present South R/W line of Dale Drive; thence S 88°55'10"E and along said present R/W line a distance of 106.28 feet to a point on the acquired R/W line (said line offset 125' RT and parallel with centerline of project); thence S 10°20'42"W and along the acquired R/W line a distance of 179.34 feet to the point and place of BEGINNING.

Parcel 2 of 2:

Commencing at the NE corner of the NE quarter of NW quarter, Section 23, Township 21-S, Range 3-W; thence West and along the North quarter section line a distance of 1071 feet, more or less, to a point on the present South R/W line of CR-12; thence West and along said present R/W line a distance of 30 feet, more or less, to a point on the acquired R/W line (said point offset 130' RT of centerline of project); thence S 24°23'59"W and along the acquired R/W line a distance of 38.73 feet to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 107+75); thence following the curvature thereof an arc distance of 237.86 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 105+50) (said arc having a chord bearing of S 11°40'45"E, a clockwise direction, a chord distance of 237.70 feet and a radius of 1865.34 feet); thence S 0°7'22"E and along the acquired R/W line a distance of 159.02 feet to a point on the acquired R/W line (said point offset 90' RT and perpendicular to centerline of project at station 104+00); thence following the curvature thereof an arc distance of 106.63 feet and along the acquired R/W line to a point on the acquired R/W line (said line offset 90' RT and parallel with centerline of project) (said point also on the grantor's North property line) (said arc having a chord bearing of S 1°23'3"E, a clockwise direction, a chord distance of 108.61 feet and a radius of 1841.28 feet), which is the point of BEGINNING; thence following the curvature thereof an arc distance of 233.10 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 90' RT and

perpendicular to centerline of project at station 100+75) (said arc having a chord bearing of S 3°56'11"W, a clockwise direction, a chord distance of 232.94 feet and a radius of 1843.92 feet); thence S 17°32'26"E and along the acquired R/W line a distance of 79.25 feet to a point on the present North R/W line of Dale Drive (said point offset 125' RT of centerline of project); thence N 88°55'10"W and along said present R/W line a distance of 105.93 feet to a point on the present East R/W line of SR-119; thence N 10°34'50"E and along said present R/W line a distance of 20.39 feet to a point on the said present R/W line; thence following the curvature thereof an arc distance of 286.96 feet and along said present R/W line to a point on the grantor's North property line (said arc having a chord bearing of N 5°40'43"E, a counterclockwise direction, a chord distance of 286.61 feet and a radius of 1677.02 feet); thence N 89°22'38"E and along the grantor's said property line a distance of 65.92 feet to the point and place 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	<u>Lovelady Properties LLC</u>	Grantee's Name	<u>Lumpkin Development Holdings, LLC</u>
Mailing Address	<u>3347 Pelham Parkway Pelham AL 35124</u>	Mailing Address	<u>100 Metro Parkway Pelham, AL 35124</u>
Property Address	<u>105 - 106 Dale Dr. Alabaster, AL 35007</u>	Date of Sale	<u>April 09, 2026</u>
		Total Purchase Price	<u>\$406,750.00</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 April 07, 2026

Print Lovelady Properties LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/10/2026 02:06:11 PM
 \$438.00 BRITTANI
 20260410000107420

Form RT-1

Alvin S. Byrd