Karen Johnson Davidson County
Batch# 1452169 DEEDWARR
07/28/2026 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20260728-0068587

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Metro Mini Storage LLC
150 Metro Parkway
Pelham, AL 35125

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS ($1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Edwin B. Lumpkin, Jr., a single man*** **(herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, ***Metro Mini Storage LLC*** **(herein referred to as *Grantee*)**, the following described real estate, situated in: DAVIDSON County, TENNESSEE, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.
Edwin B. Lumpkin, Edwin Lumpkin, Edwin Brooks Lumpkin and Eddie Lumpkin are one in the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of December, 2025

Edwin B. Lumpkin, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Edwin B. Lumpkin, Jr.,*** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of December 2025.

TREVA M MOORE
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: April 3, 2028

Treva M Moore
Notary Public, Alabama State At Large
My Commission Expires April 3, 2028

Exhibit "A"
Legal Description

134-12-0-007.00 and 134-12-0-009.00 / 120 and 124 Bush Rd.

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Plan of Reeds Subdivision, as shown on plat of record in Plat Book 7900, page 680, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Edwin B. Lumpkin by deed from SouthTrust Bank, an Alabama banking corporation of record in Instrument No. 200305090062940, Register's Office for Davidson County, Tennessee. AL

Real Estate Sales Validation Form

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

Grantor's Name: Edwin B. Lumpkin Jr.
Mailing Address: 100 Metro Pkwy, Pelham, AL 35124

Grantee's Name: Metro Mini Storage llc
Mailing Address: 100 Metro Pkwy, Pelham, AL 35124

Property Address: 130 Bush Rd, 134 Bush Rd

Date of Sale: 12-26-25
Total Purchase Price: $ 500,000.00
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
X Sales Contract
___ Closing Statement
___ Appraisal
___ Other

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 or 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: 12-26-25

Print: Mike T. Atchison

___ Unattested _____ (verified by)

Sign: Mike T. Atchison (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Oath of Consideration

The following oath of consideration is required on all deeds transferring property:

STATE OF ALABAMA
COUNTY OF SHELBY

The actual consideration or true value, whichever is greater for this transfer is $500,000.00.

Affiant

Subscribed and sworn before me, this 23rd day of April 2026

Notary

NICOLE LOUISE GARDNER NOTARY PUBLIC ALABAMA STATE AT LARGE COMMISSION EXPIRES 2-8-2026

Tennessee Certification of Electronic Document

I, Michael T Atchison, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-10-25 (date of document).

Affiant Signature

April 22, 2026
Date

State of Alabama

County of Shelby

Sworn to and subscribed before me this 22nd day of April, 2026.

Notary's Signature

NICOLE LOUISE GARDNER NOTARY PUBLIC STATE AT LARGE ALABAMA MY COMMISSION EXPIRES 06-29-2026

NOTARY SEAL

MY COMMISSION EXPIRES: 6-29-26