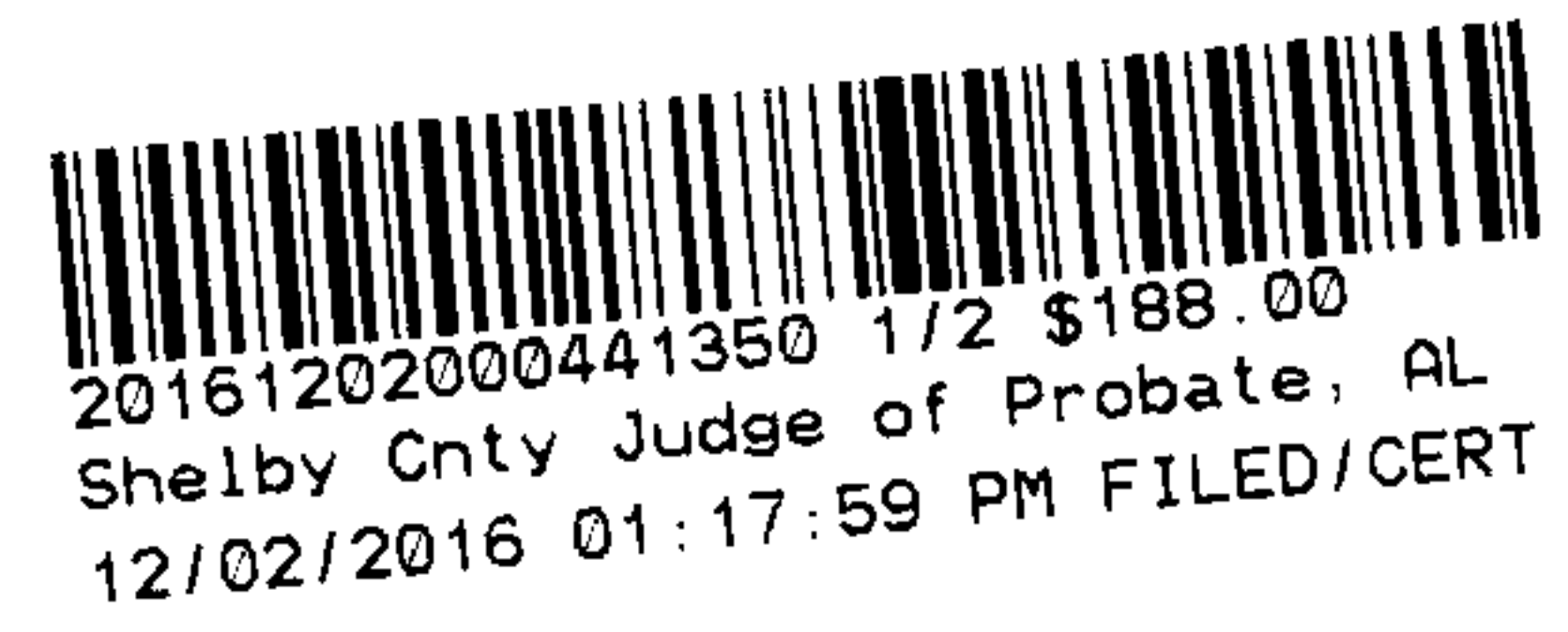




PROPERTY ADDRESS:

38± acres, Griffin Road
Chelsea, AL 35043
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

PELTOWN REALTY, LLP
P. O. Box 1688
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND and 00/100 Dollars (\$170,000.00) (the contract purchase price) in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **DDF TWO, LLC, an Alabama limited liability company**, whose mailing address is 225 Springhill Memorial Place, Mobile, AL 36608 (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **PELTOWN REALTY, LLP, an Alabama limited liability partnership**, whose mailing address is P. O. Box 1688, Pelham, AL 35124 (herein referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

The SE ¼ of the NE ¼ of Section 23, Township 20, Range 2 West,
Shelby County, Alabama.

SUBJECT TO All restrictions, easements, rights of way, liens and encumbrances of record, if any.

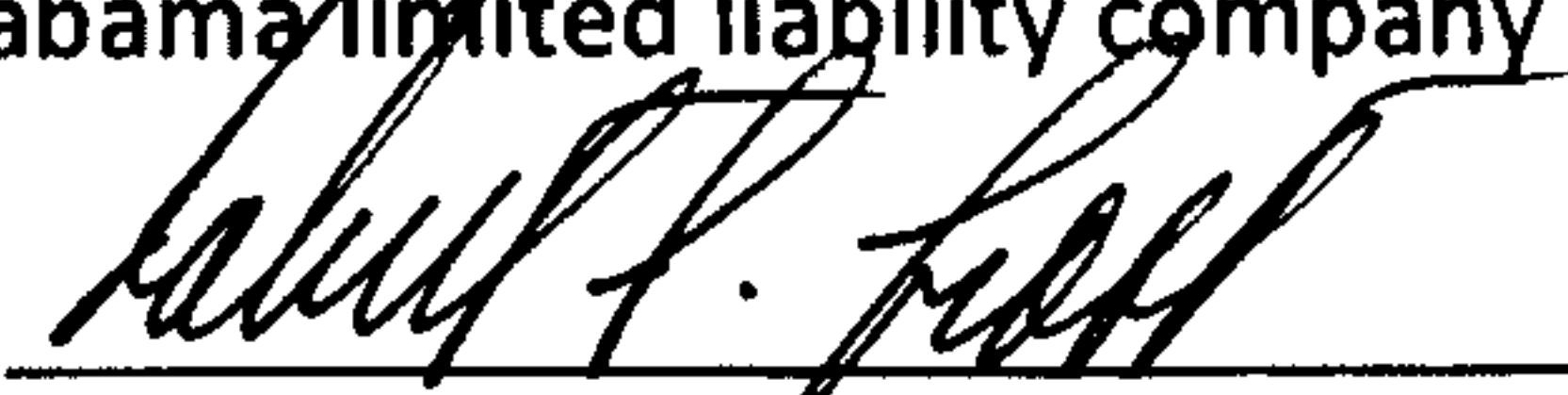
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns will warrant and defend the above-described property

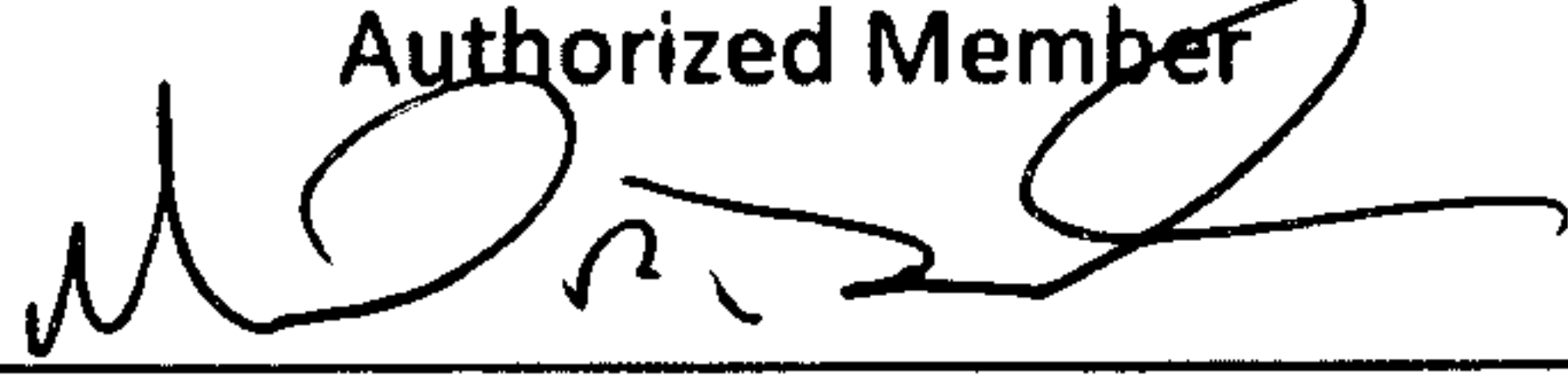
against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor, by the undersigned who are authorized to execute this conveyance, hereunto set their hands and seals on this 21 day of November, 2016.

DDF TWO, LLC,
an Alabama limited liability company

By: 
Robert S. Frost

Its: Authorized Member

By: 
Michael R. Delaney

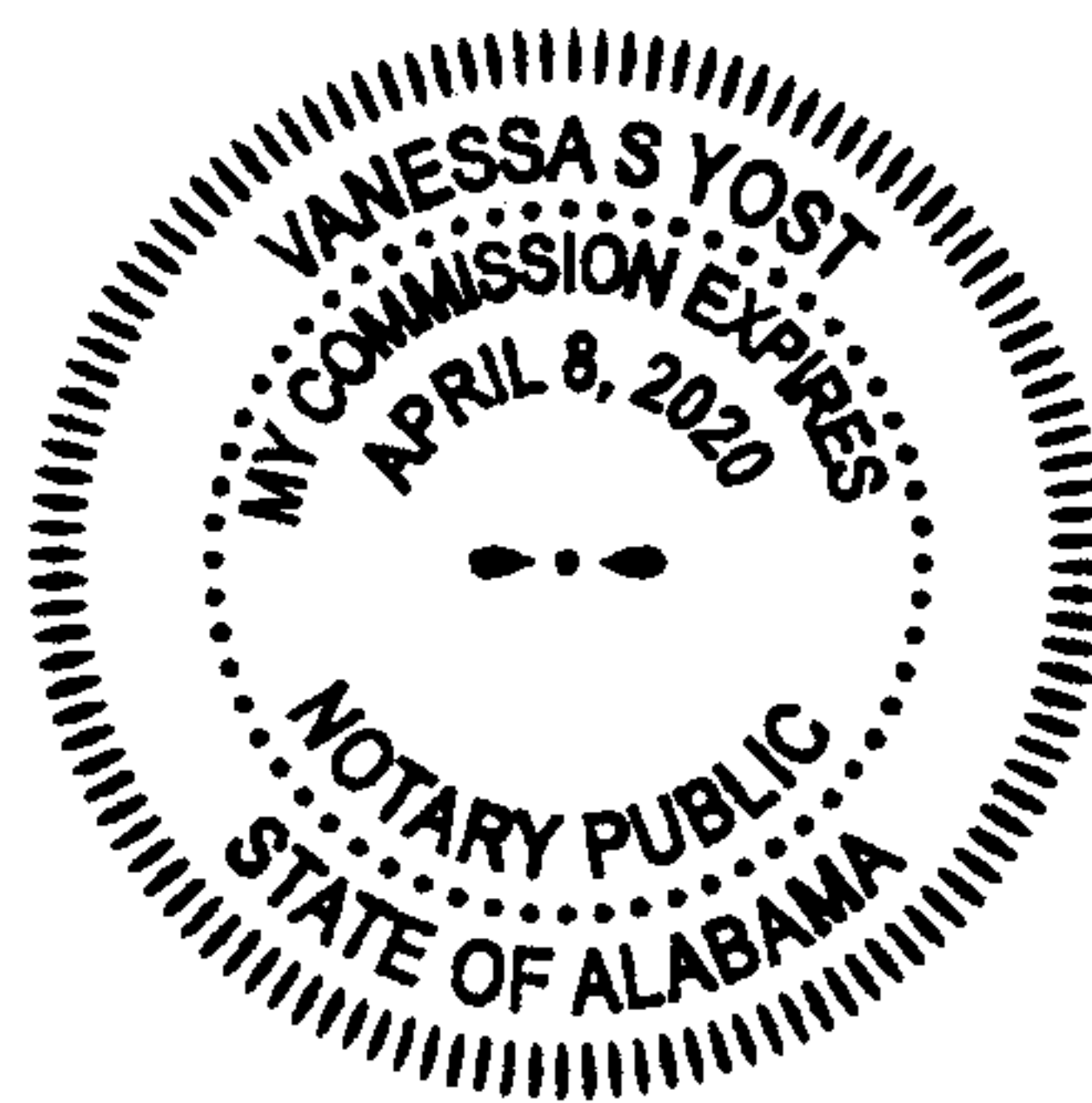
Its: Authorized Member

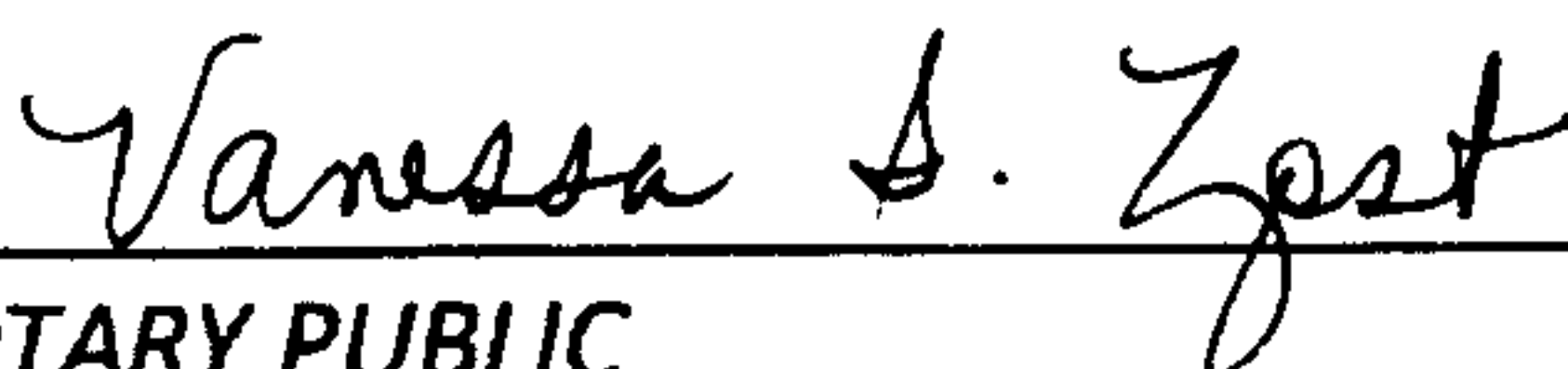
STATE OF ALABAMA)

Mobile COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Robert S. Frost and Michael R. Delaney, whose names as Authorized Members of DDF TWO, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority executed the same voluntarily as and for the act of said limited liability company.

Given under my hand and official seal this 21 day of November, 2016.




NOTARY PUBLIC


20161202000441350 2/2 \$188.00
Shelby Cnty Judge of Probate, AL
12/02/2016 01:17:59 PM FILED/CERT