

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
DAL Properties, LLC
103 Birkdale Lane
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-One Thousand Five Hundred and 00/100 (\$81,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **RodeLand Properties, LLC, a limited liability company** (hereinafter referred to as GRANTOR), whose address is 109 Beaufort Circle, Madison, MS, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **DAL Properties, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2850, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, page 30, in the Probate Office of Shelby County, Alabama.
Together with nonexclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument No. 20041109000615190 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

Property Address: 1070 Balwin Lane, Birmingham, AL 35242

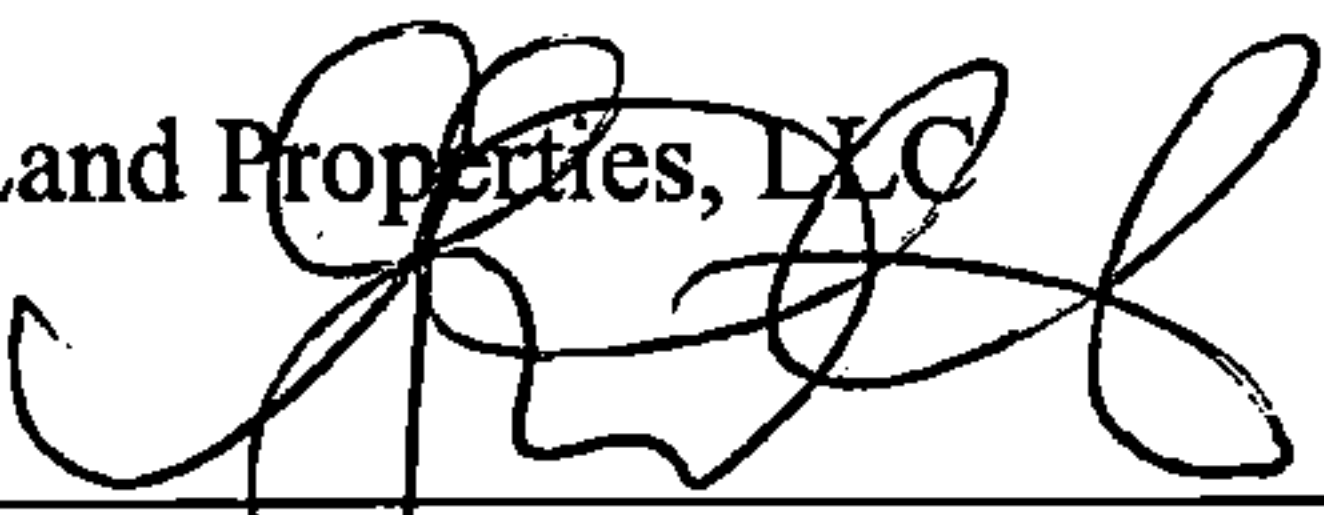
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


This deed is being executed in accordance with the Articles of Organization and Operating Agreement of RodeLand Properties, LLC. Said Articles of Organization and Operating Agreement have not been altered or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 28th day of February, 2020.

RodeLand Properties, LLC

By: Ginny DeHart, Member


20200304000085000 1/2 \$106.50
Shelby Cnty Judge of Probate, AL
03/04/2020 08:42:12 AM FILED/CERT


Shelby County, AL 03/04/2020
State of Alabama
Deed Tax:\$81.50

STATE OF MISSISSIPPI)
COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ginny DeHart, whose name as Member of RodeLand Properties, LLC, a limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2020.

Donna N. Allen
NOTARY PUBLIC
My Commission Expires: Jan 22, 2022


20200304000085000 2/2 \$106.50
Shelby Cnty Judge of Probate, AL
03/04/2020 08:42:12 AM FILED/CERT

