

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

GRANTEE'S ADDRESS:  
Eun H. Thigpen  
1070 Baldwin Lane  
Birmingham, Alabama 35242

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Twenty-Three Thousand Four Hundred and 00/100 (\$623,400.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **DAL Properties, LLC, a limited liability company** (hereinafter referred to as GRANTOR), whose address is 100 Kinross Lane, Pelham, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Eun H. Thigpen and Jonathan L. Thigpen**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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; being situated in 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 Baldwin Lane, Birmingham, AL 35242

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

\$498,720.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

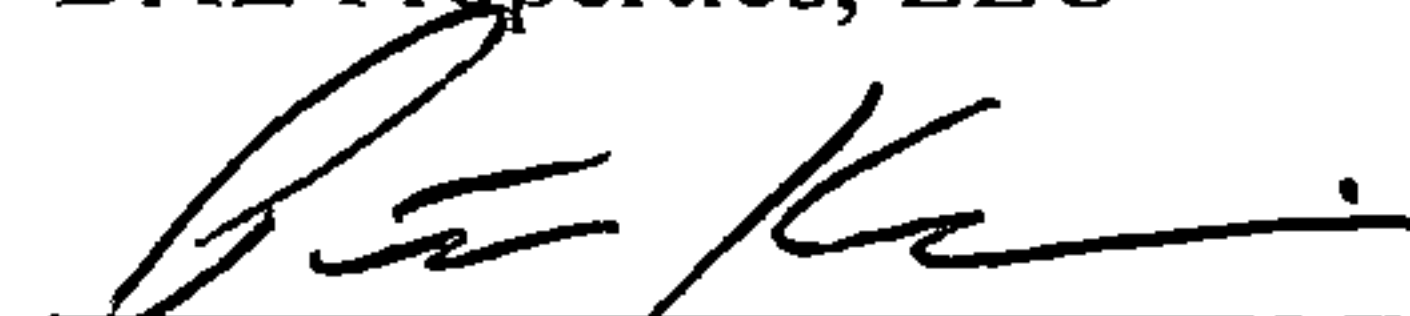
This deed has been executed in accordance with the Articles of Organization and the Operating Agreement of DAL Properties, LLC. Said Articles of Organization and Operating Agreement have not been amended.

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 GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 12th day of March, 2021.

DAL Properties, LLC



By: Peter Kanakis, Member

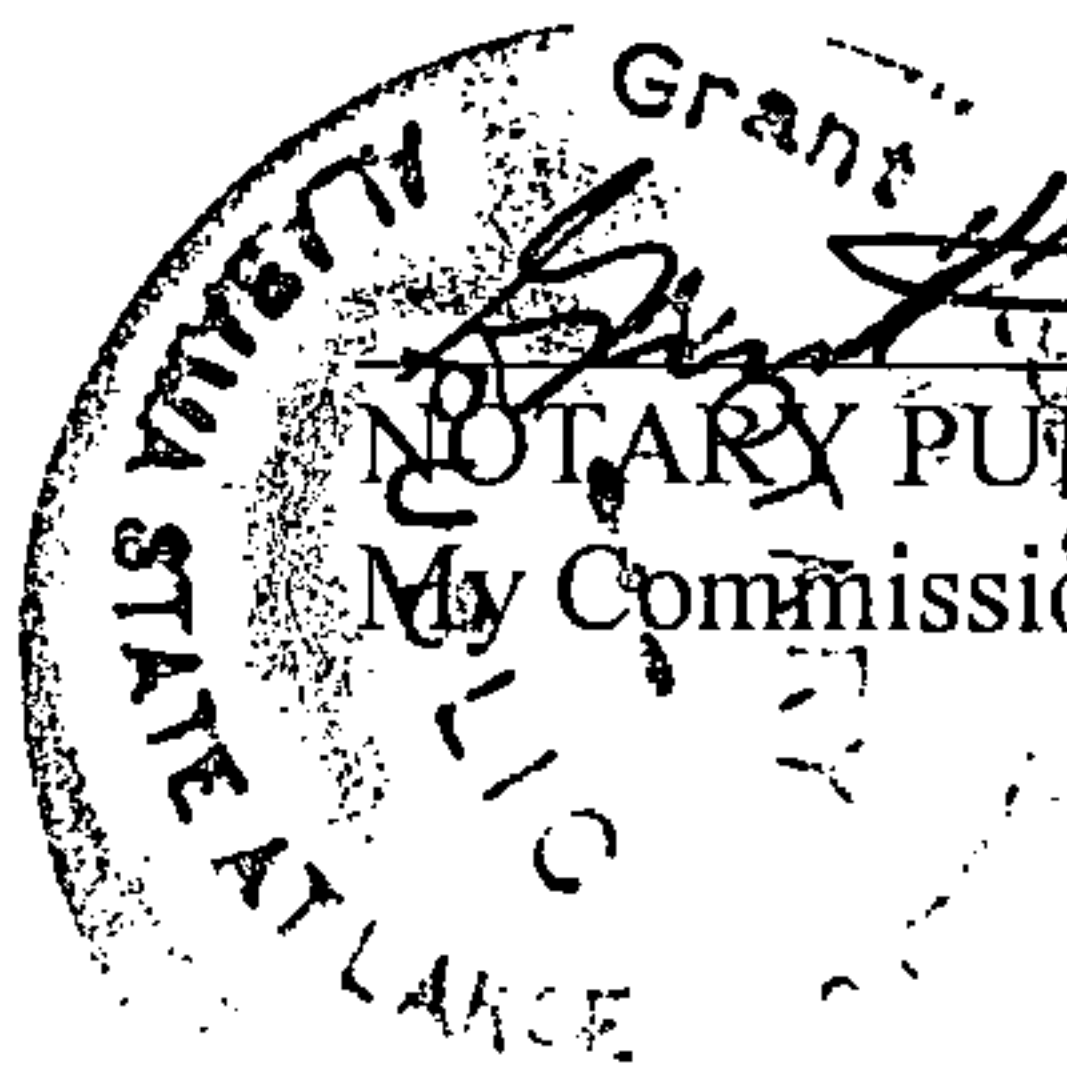



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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Peter Kanakis, whose name as Member of DAL 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, he, as such officer 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 12th day of March, 2021.

 Grant  
NOTARY PUBLIC  
My Commission Expires: 2-10-2025

  
20210312000125460 2/2 \$150.00  
Shelby Cnty Judge of Probate, AL  
03/12/2021 02:44:41 PM FILED/CERT

Shelby County, AL 03/12/2021  
State of Alabama  
Deed Tax: \$125.00