

SEND TAX NOTICE TO:

DAL Properties, LLC
3112 Hwy. 109
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100178

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Twenty One Thousand Five Hundred and 00/100 Dollars (\$121,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tall Timbers, LLC, an Alabama limited liability company**, whose address is 1500 Resource Drive, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **DAL Properties, LLC** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 3184 Oakridge Way, Chelsea, AL 35043, to-wit:**

Lot 3, according to the Survey of Final Plat of The Highlands of Chelsea, Phase 1, Sector 2, as recorded in Map Book 53, Page 62A and 62B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Tall Timbers, LLC, an Alabama limited liability company, by William David Brogdon, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 15th day of April, 2021.

Tall Timbers, LLC, an Alabama limited liability company




By: William David Brogdon
Its: Member

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William David Brogdon, whose name as Member of Tall Timbers, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity 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.

Given under my hand and official seal this the 15th day of April, 2021.


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 02:02:21 PM
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Allen S. Bayl