



20220221000072940 1/4 \$381.00
Shelby Cnty Judge of Probate, AL
02/21/2022 10:04:08 AM FILED/CERT

This instrument was prepared by:
Jared Hodges
Knowles Gallant LLC
6400 Powers Ferry Rd, Suite 350
Atlanta, Georgia 30339

SEND TAX NOTICE TO:
Dasham, LLC
1716 Brittany Place
Hoover, Alabama 35226
Attention: Kishan Amin

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **D & G ACQUISITION, LLC**, a Georgia limited liability company (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **DASHAM, LLC**, an Alabama limited liability company ("Grantee"), the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

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

And, said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, 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 unto Grantee, its successors and assigns forever, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under Grantor, but not further or otherwise.

\$1,400,000.00 of the \$1,750,000.00 purchase price is being paid by the purchase-money mortgage recorded simultaneously herewith.



20220221000072940 2/4 \$381.00
Shelby Cnty Judge of Probate, AL
02/21/2022 10:04:08 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
D & G ACQUISITION, LLC	DASHAM, LLC
Attention: Jon Gallant	Attention: Kishan Amin
6400 Powers Ferry Road	1716 Brittany Place
Suite 350	Hoover, Alabama 35226
Atlanta, Georgia 30339	

Property Address:	613 Cahaba Valley Road, Pelham, AL 35124
Date of Sale:	February 4, 2022
Aggregate Tax Assessed Value:	\$1,750,000.00
The Aggregate Tax Assessed Value can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]

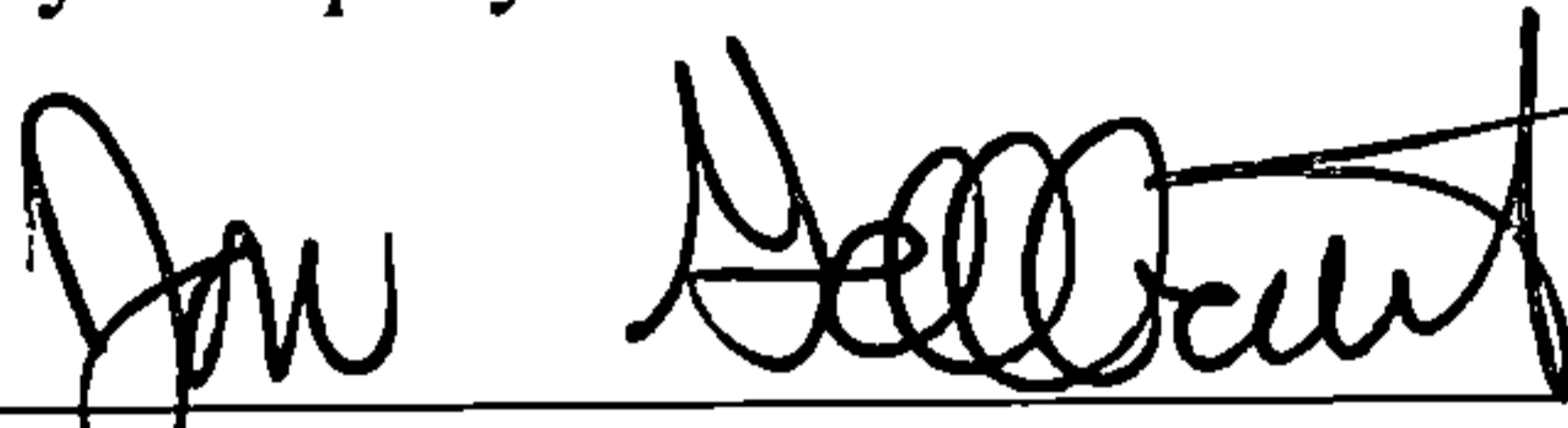


20220221000072940 3/4 \$381.00
Shelby Cnty Judge of Probate, AL
02/21/2022 10:04:08 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 7th day of February, 2022.

GRANTOR:

D & G ACQUISITION, LLC, a Georgia limited liability company

By: 
Name: Jonathan M. Gallant
Title: Manager

STATE OF Georgia)

COUNTY OF Fulton)

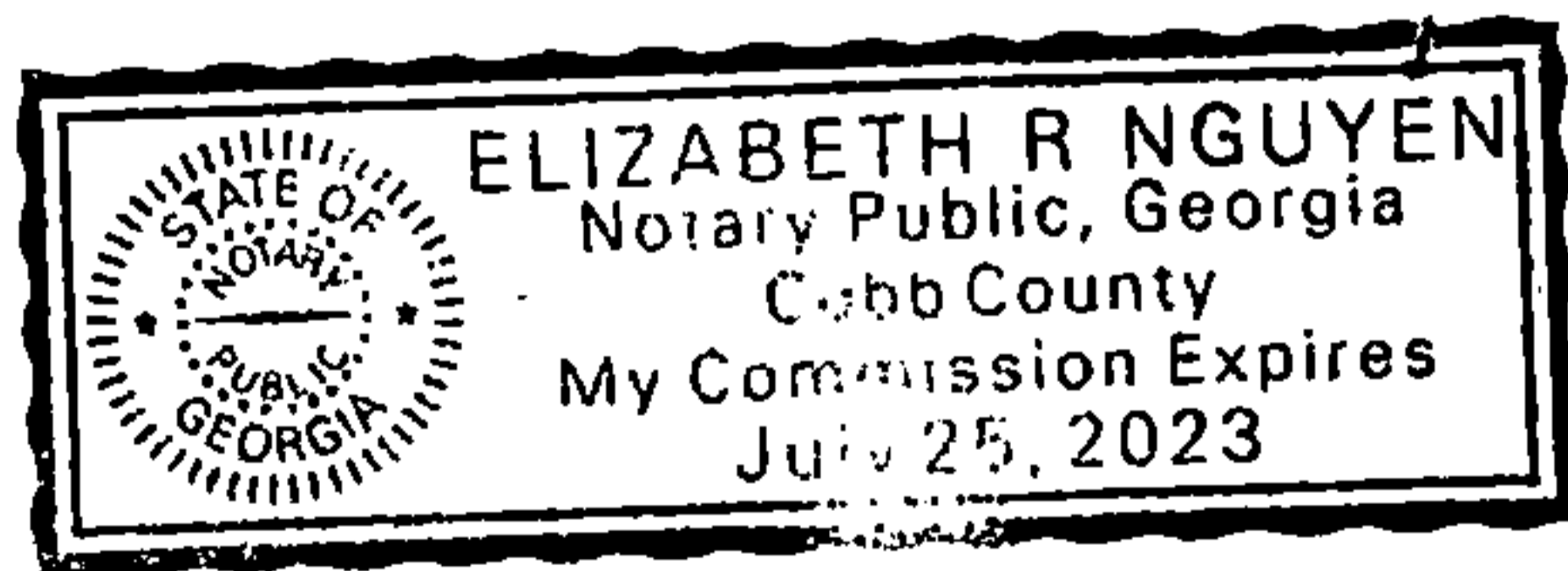
I, Elizabeth Nguyen, a Notary Public in and for said county in said state, hereby certify that Jonathan M. Gallant, whose name as Manager of D & G Acquisition, LLC, a Georgia limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 1st day of February, 2022.


Notary Public

[NOTARIAL SEAL]

My commission expires: 7/25/2023





20220221000072940 4/4 \$381.00
Shelby Cnty Judge of Probate, AL
02/21/2022 10:04:08 AM FILED/CERT

EXHIBIT A
Legal Description

613 Cahaba Valley Road, Pelham, AL 35124

Lot C-1, according to the Survey of Cahaba Valley Park North, as recorded in Map Book 13, Page 140 in the Probate Office of Shelby County, Alabama.