

Upon recording return this instrument to:

DAL INVESTMENTS, LLC
3540 Skyland Boulevard East
Tuscaloosa, Alabama 35405

For Recording Use Only:

Mail tax notice to:

DAL INVESTMENTS, LLC
3540 Skyland Boulevard East
Tuscaloosa, Alabama 35405

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Names and Mailing
Addresses:**

Girl Scouts of North-Central
Alabama, Inc.
105 Heatherbrooke Park Lane
Birmingham, Alabama 35242

**Grantee's Name and Mailing
Address:**

DAL INVESTMENTS, LLC
3540 Skyland Boulevard East
Tuscaloosa, Alabama 35405

Property Address:

105 Heatherbrooke Park Lane
Birmingham, Alabama 35242

Date of Sale:

May 31, 2023

Purchase Price:

\$829,900.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

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 Dollars (\$10.00) and other good and valuable consideration paid to **Girl Scouts of North-Central Alabama, Inc.**, an Alabama corporation (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **DAL INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantee"), the real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

The Grantor, Girl Scouts of North-Central Alabama, Inc., is one and same as the same as The Cahaba Girl Scout Council.

TO HAVE AND TO HOLD unto Grantee and to Grantee's heirs and assigns, forever, subject, however, to the Permitted Exceptions set forth on **EXHIBIT B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 31st day of May, 2023.

Grantor:

Girl Scouts of North-Central Alabama, Inc.

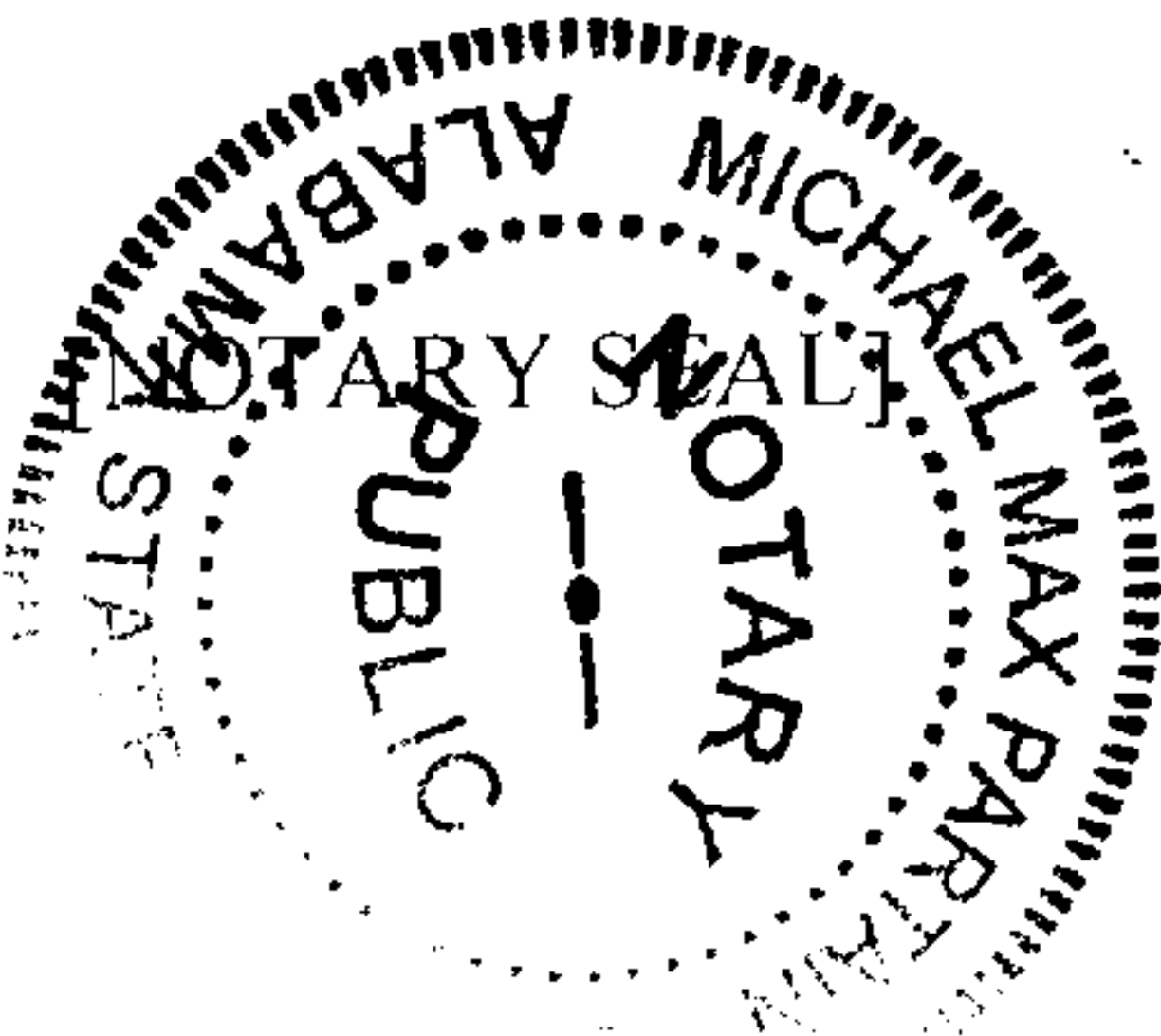
By: [Signature]
Karen Peterlin

Its: CEO

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen Peterlin, whose name as CEO of **Girl Scouts of North-Central Alabama, Inc.**, an non-profit Alabama corporation, 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 said instrument, she, in such capacity and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 31st day of May, 2023.



[Signature]
Notary Public
My commission expires: 1-20-2025

EXHIBIT A

Lot 2, of Heatherbrooke Office Park Resurvey, being a resurvey of Colonial Properties Survey of Lot 1-B and 1-C Heatherbrooke Office Park, as recorded in Map Book 15, Page 46, and Lots 3 and 4 of Heatherbrooke Office Park, as recorded in Map Book 12, Page 2, said Resurvey being recorded in Map Book 23, Page 46, all in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2023, a lien, but not yet payable, until October 1, 2023, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Covenants, conditions, and restrictions as set forth upon all relevant Plat Maps, namely: Map Book 12, Page 2; Map Book 14, Page 15; Map Book 15, Page 46; and Map Book 23, Page 46, all recorded in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easements and set-back lines as set forth upon all relevant Plat Maps.
6. Rights-of-way in favor of Alabama Power Company as recorded in: Deed Record 97, Page 556; Deed Record 109, Page 289; Deed Record 182, Page 51; Deed Record 285, Page 93; and Real Record 302, Page 379, all in said Probate Office.
7. Protective Covenants as recorded in Real Record 352, Page 170, in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 09:49:33 AM
\$861.00 PAYGE
20230601000163490

Alex S. Bayl