

SEND TAX NOTICE TO:
TDR Building, 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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **DSB, LLC, an Alabama Limited Liability Company**, whose address is PO Box 471, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **TDR Building, LLC**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (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 addresses of which is **129 River Birch Road, 190 River Birch Road, 198 River Birch Road, 5001 River Birch Circle, 3269 River Birch Trail, 3270 River Birch Trail, 3282 River Birch Trail, Chelsea, AL 35043**, to-wit:

Lot 631A, according to a Resurvey of Lots 630 & 631 Windstone, Phase 6, as recorded in Map Book 34, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 701-A and Lot 703-A, according to a Resurvey of Lots 701, 702, 703 and 704 Windstone, Phase 7, as recorded in Map Book 60, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 708A and Lot 709A, according to a Resurvey of Lots 708, 709 and 710 Windstone, Phase 7, as recorded in Map Book 60, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 724 and Lot 727, according to Final Plat of Windstone, Phase 7, as recorded in Map Book 35, Page 116, 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 said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DSB, LLC, an Alabama Limited Liability Company, by Wanda Shirley Davis, as its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 13th day of January, 2025.

DSB, LLC, an Alabama Limited Liability Company

By: Wanda Shirley Davis
Wanda Shirley Davis, Sole Member

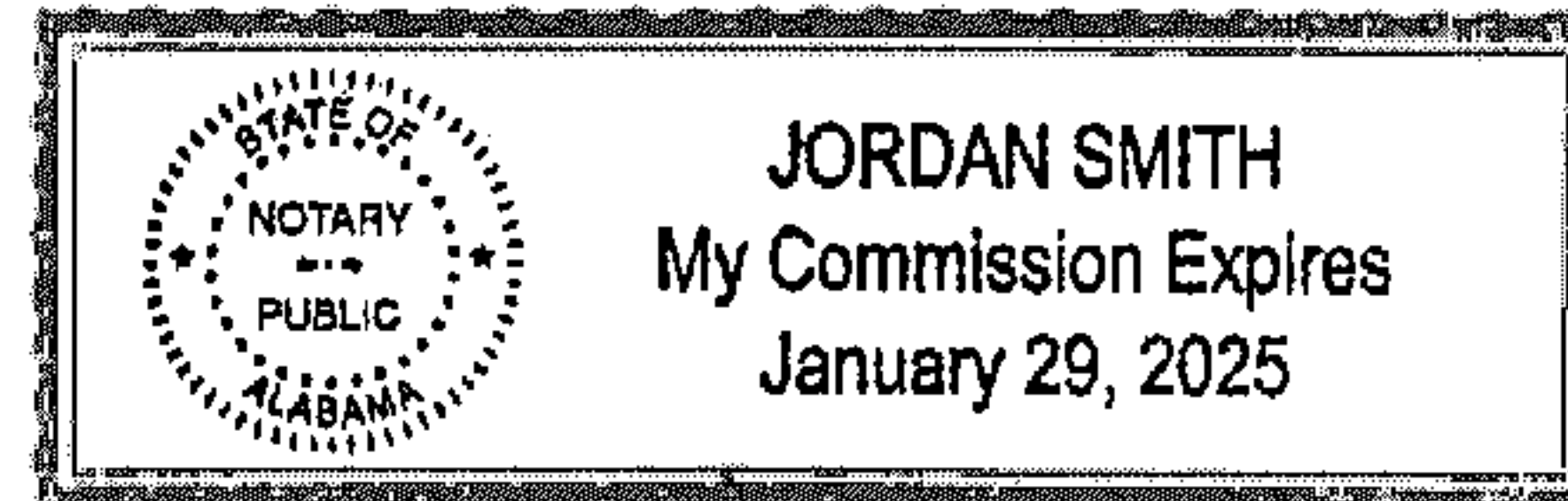
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Wanda Shirley Davis, whose name as Sole Member of DSB, LLC, an Alabama 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 13th day of January, 2025.

[Signature]
Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2025 08:07:03 AM
\$275.00 PAYGE
20250114000012490

Alvin S. Boyd