

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY

This instrument was prepared by:
C. Beard
7150 Cahaba Valley Road
Suite 201
Birmingham, Alabama 35242

Send Tax Notice To:
DIG on Old Stone, LLC
3117 Blue Lake Drive
Vestavia, Alabama 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

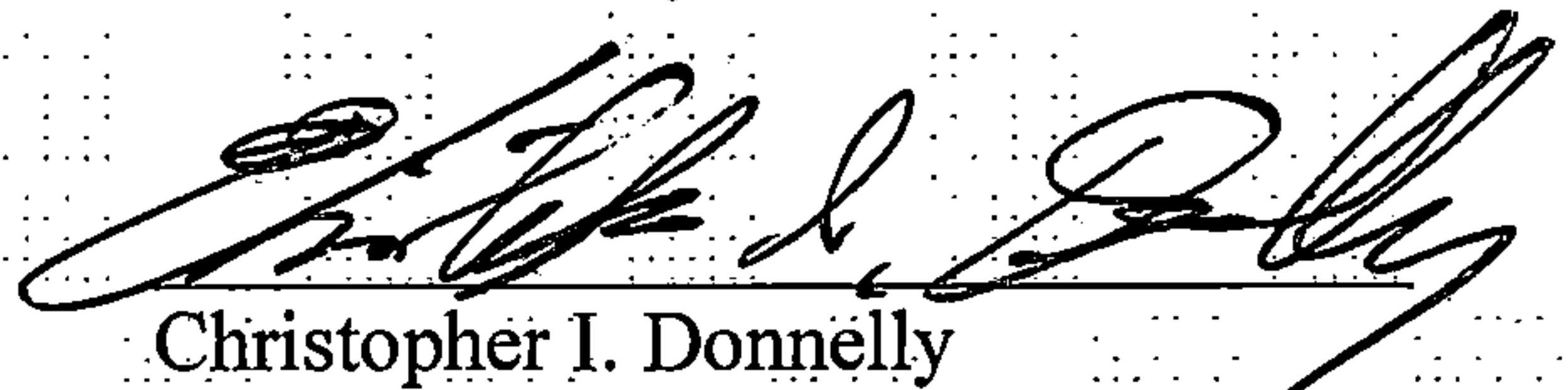
That in consideration of **TEN DOLLARS and no/100 DOLLARS (\$10.00)**, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Christopher I Donnelly, a married man, and Carson C Donnelly, an unmarried man**, (herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto **DIG on Old Stone, LLC, an Alabama limited liability company**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

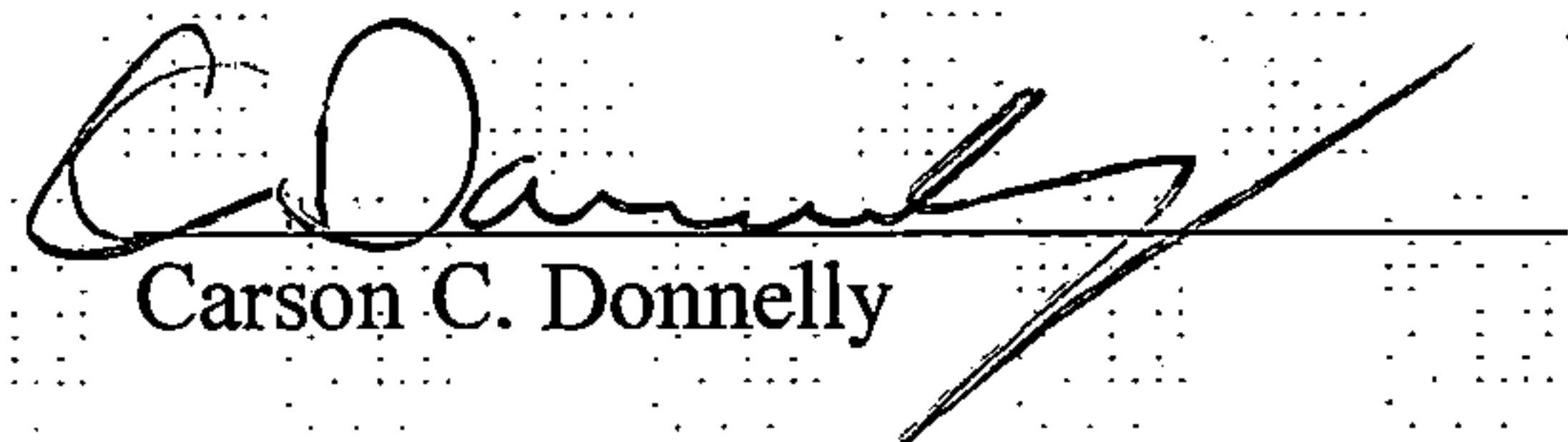
Lot 13A, according to the Resurvey of Lots 13 and 14, of Amended Resurvey of Lots 11, 12, 13, 14 and 15, Town of Adam Brown, Phase 2, as recorded in Map Book 16, page 68, in the Probate Office of Shelby County, Alabama.

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.

TO HAVE AND TO HOLD to the said GRANTEES, their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance on this the 20th day of June, 2025.

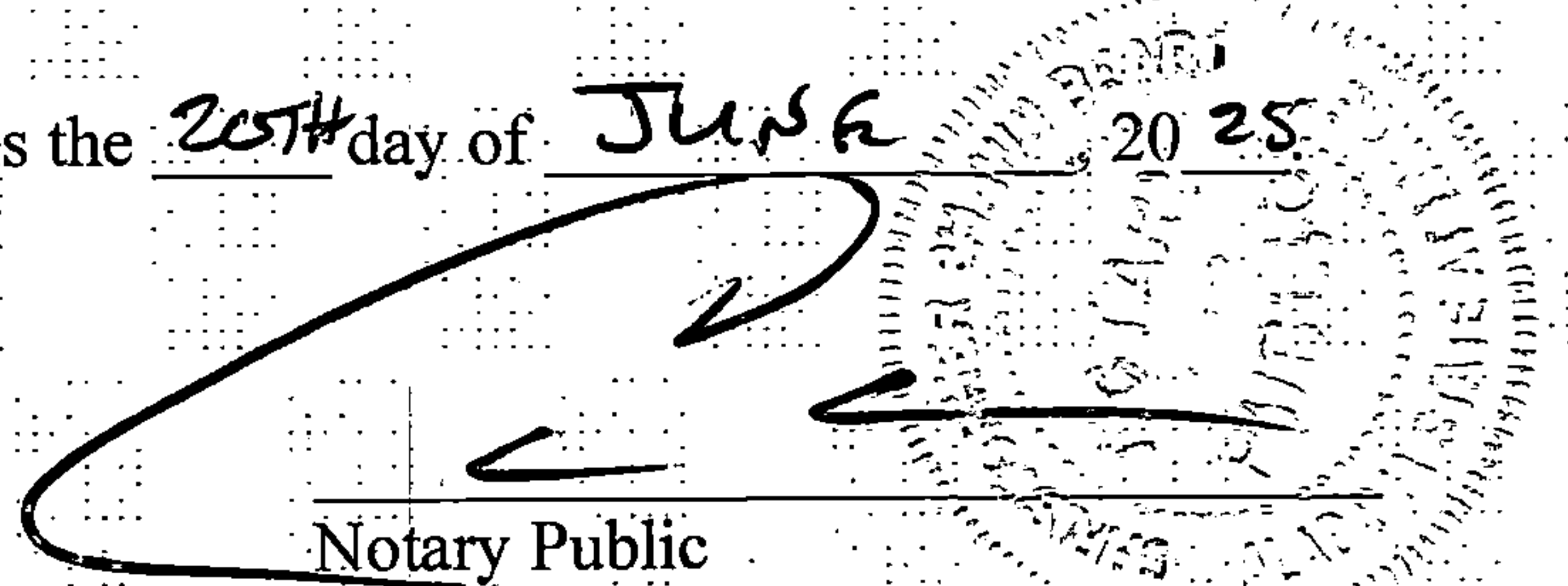

Christopher I. Donnelly


Carson C. Donnelly

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher I. Donnelly, a married man, and Carson C. Donnelly, an unmarried man, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, has such executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.


Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christopher Donnelly &
Mailing Address Carson Donnelly
3117 Blue Lake Dr
Vestavia, AL 35243

Grantee's Name DTG on Old Stone, LLC
Mailing Address 3117 Blue Lake Dr
Vestavia AL 35243

Property Address 3036 Old Stone Dr
Birmingham, AL
35242

Date of Sale 10-20-25
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 326,1000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



20250624000192040 2/2 \$352.00
Shelby Cnty Judge of Probate, AL
06/24/2025 01:39:46 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-24-25

Print Victoria Beard

Unattested

(verified by)

Sign Victoria Beard
(Grantor/Grantee/Owner/Agent) circle one