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06/30/2025 02:39:35 PM
DEEDS 1/4

For Recording Use Only:

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

Property Address:

3543 Pelham Parkway
Pelham, Alabama 35124

June 27, 2025

\$660,000.00

Note: A portion of the Purchase Price was paid by the proceeds of a loan in the amount of \$500,000.00 that is secured by a mortgage recorded simultaneously herewith.

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

GENERAL 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 **Britney Y. Dickson, Trustee of the Oak Tree Family Trust dated January 20, 2025** (the “Grantor”), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **Dreambox, LLC**, an Alabama limited liability company (the “Grantee”) two (2) parcels of real property located in Shelby County, Alabama, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the “Property”).

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions against which the Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative as of the 26th day of June, 2025.

Grantor:

Oak Tree Family Trust dated January 20, 2025

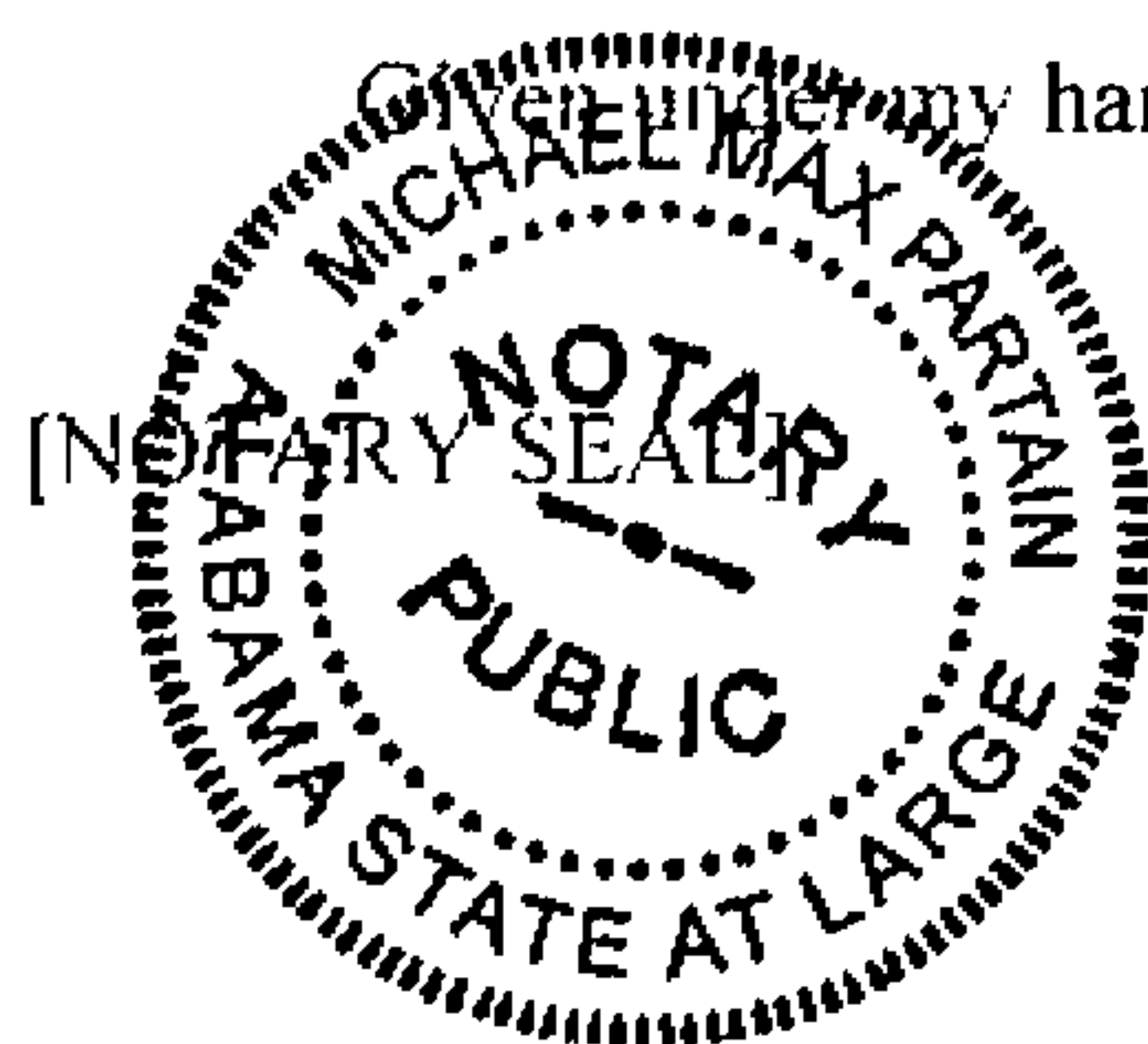
By: 
Britney Y. Dickson

Its: Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public in and for said state and county, hereby certify that Britney Y. Dickson, whose name as Trustee of the Oak Tree Family Trust dated January 20, 2025, 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 this instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said trust.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 26th day of June, 2025.





Notary Public
My Commission Expires: 1-15-2029

EXHIBIT A

PARCEL I:

Part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said Southwest $\frac{1}{4}$; thence run South 88 degrees 40 minutes West 1357.66 feet to the point of beginning; thence continue last course 210.00 feet to the East right of way of U.S. Highway 31; thence run South 13 degrees 13 minutes West 105.00 feet along said right of way; thence run North 88 degrees 40 minutes East 236.38 feet; thence run North 01 degree 20 minutes West 101.63 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of Section 25 and go South 88 degrees 40 minutes 00 seconds West along the North boundary of said $\frac{1}{4}$ section for 1567.66 feet to the East right of way of U.S. Highway No. 31; thence South 13 degrees 13 minutes 00 seconds West along said right of way for 105.00 feet to the point of beginning; thence continue South 13 degrees 13 minutes 00 seconds West along said right of way for 20.00 feet; thence North 88 degrees 49 minutes 53 seconds East for 241.40 feet; thence North 01 degree 20 minutes 00 seconds West for 20 feet; thence South 88 degrees 40 minutes 00 seconds West for 236.38 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2025, a lien, but not yet payable, until October 1, 2025, 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. Building set back line(s), easement(s) and restrictions, if any, as shown by record plat.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 103, Page 55, in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 119, Page 83, in said Probate Office.
7. Condemnation for public road as set out in Probate Minutes Record Book 18, Page 521, in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2025 02:39:35 PM
\$191.00 JOANN
20250630000198180

Allen S. Bayl