

This instrument prepared by: Dave Dresher Compton Jones Dresher 2170 Highland Avenue S., Suite 250 Birmingham, AL 35205	Send Tax Notices to, and upon recording return this instrument to: DG Holdings, LLC 825 Sisk Avenue, Suite 200 Oxford, MS 38655
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the 2nd day of July 2025, by **2500 ASSOCIATES, L.L.C.**, an Alabama limited liability company (“**Grantor**”) to **DG Holdings, LLC**, a Mississippi limited liability company, doing business in Alabama as DG Holdings, LLC (“**Grantee**”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Hundred Seventy Thousand and 00/100 (\$470,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama and as more particularly described on **Exhibit “A”** attached hereto and made a part hereof (the “Property”):

This conveyance is made subject to those Permitted Encumbrances set forth on **Exhibit “B”** attached hereto.

TO HAVE AND TO HOLD unto Grantee and to Grantee’s successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever, subject, however, to the Permitted Encumbrances.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

SOURCE OF TITLE: Statutory Warranty Deed recorded June 13, 2007, as Instrument Number: 20070613000277330 in Shelby County, Alabama

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

Grantor’s Name and Mailing Address:

2500 Associates, L.L.C.
c/o Graham & Company, LLC
1801 5th Ave. N, Ste 300
Birmingham, AL 35203

Grantee’s Name and Mailing Address:

DG Holdings, LLC
825 Sisk Avenue, Suite 200
Oxford, MS 38655

Property Address:

200 George Roy Parkway
Calera, Alabama 35040

Total Sales Price for Property:

\$470,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and behalf and its seal to be hereunto affixed and attested by its duly authorized officers or representatives on the date first above written.

GRANTOR:

2500 Associates, L.L.C.

By: Graham & Company, LLC, its Manager

BY: H Michael Graham

Name: H. Michael Graham

Title: Principal

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Michael Graham, in his capacity as Principal of Graham & Company, LLC., a Delaware limited liability company, the Manager of 2500 Associates, L.L.C, 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 said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of Graham & Company, LLC, acting in its capacity as Manager of said limited liability company for and as the act of said limited liability company.

Given under my hand and seal of office this, the 1st day of July, 2025.

Joelle Stuart Rogers
Notary Public

[SEAL]

My Commission Expires: July 28, 2025

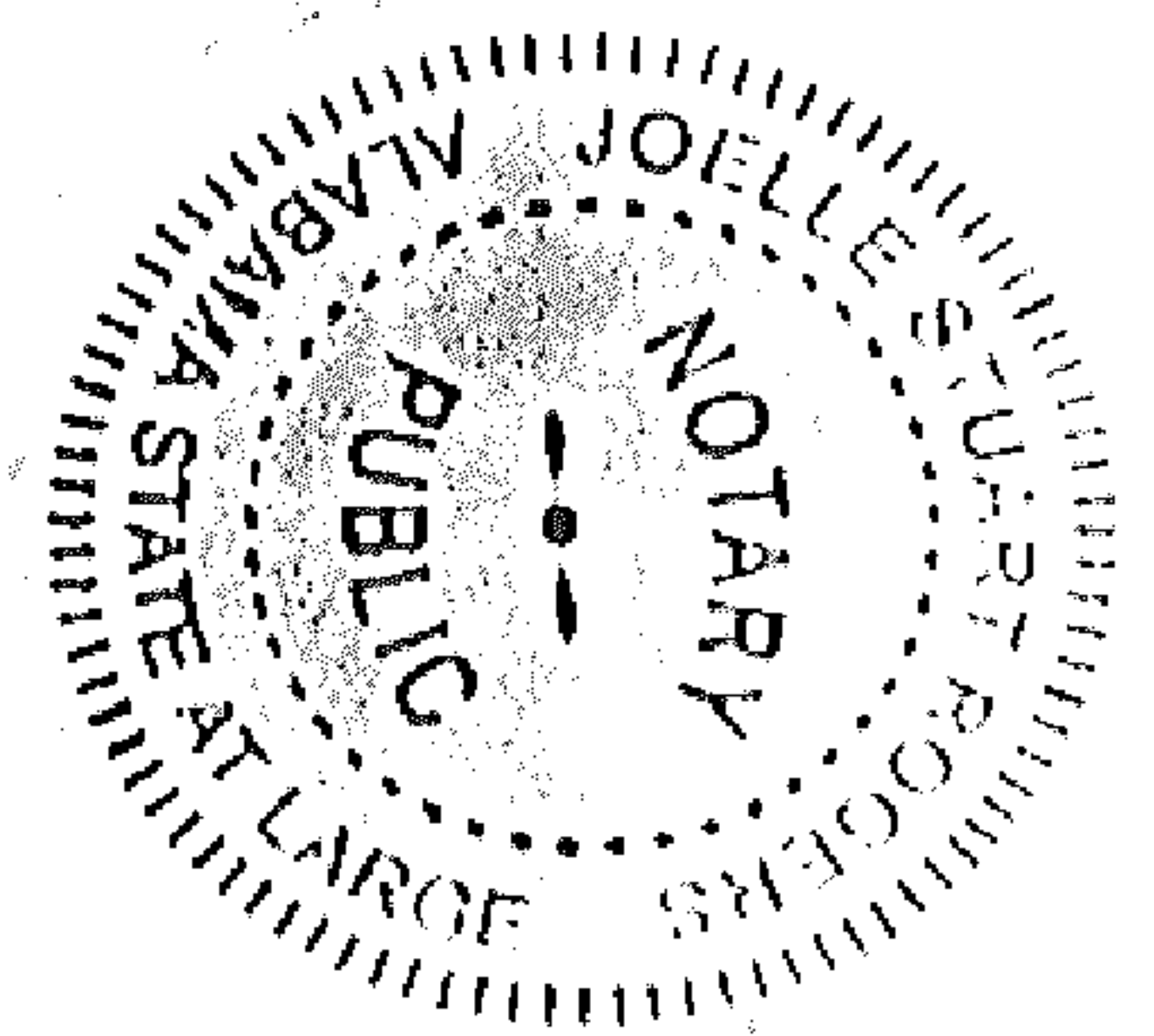


EXHIBIT A
Legal Description

The following described real property located in Shelby County, Alabama:

Lot 1A, according to Rev. Lot 1A and 1B Graham's Resurvey of Millennium Park, as recorded in Map Book 61, Page 52, in the Probate Office of Shelby County, Alabama.

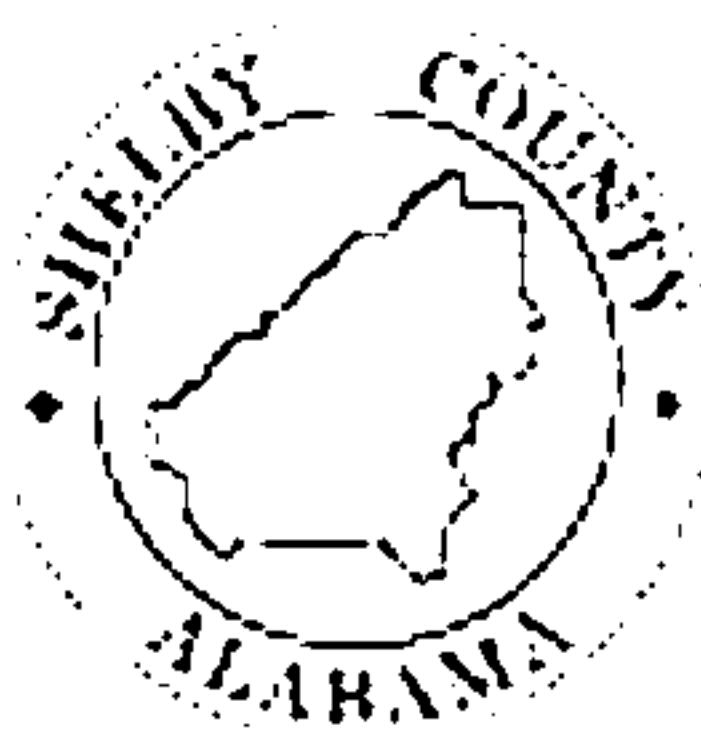
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EXHIBIT B
Permitted Encumbrances

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. Easement(s), building line(s), notes and restrictions as shown on map(s) recorded in Map Book 61, Page 52.
4. Right-of-Way granted to Southern Natural Gas Corporation dated October 19, 1929, recorded December 5, 1929, in Book 90, Page 241.
5. Easement granted to Alabama Power Company, dated April 22, 2009, recorded May 4, 2009, as Instrument No. 20090504000164330.
6. Ingress Egress Easement granted to Alabama Power Company, dated May 25, 1937, recorded August 6, 1937, in Book 103, Page 170.
7. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 136, Page 330.
8. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 205, Page 674.
9. Unpaid and unrecorded sewer liens filed after the date of the policy.
10. The following matters as shown on Survey prepared by Angel Dawn Johnson, dated May 22, 2025, and designated as DWG No: 2024-289-3 (ALTA):
 - a. Edge of gravel across the Southwestern corner of Lot 1A.
 - b. Overhead wires across the Southern and Western portions of Lot 1B.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2025 08:47:57 AM
\$504.00 JOANN
20250703000202290

Allie S. Bayl