



ABS 2025-643

SEND TAX NOTICES TO:

Atlas Helena, LLC
4048 Eagle Ridge Ct.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL THESE MEN BY THESE PRESENTS: that in consideration of **TWO MILLION EIGHT HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$2,865,000.00)** and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DPG SHOPPING CENTERS, LLC**, an Alabama limited liability company located at 3262 Old Shell Road, Suite C-1, Mobile, Alabama 36607 ("Grantor"), does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **ATLAS HELENA, LLC**, an Alabama limited liability company, with an address of 4048 Eagle Ridge Ct., Birmingham, AL 35242 ("Grantee"), its successors and assigns, all its right, title, interest, and claim in and to that certain real property and improvements located thereon situated in Shelby County, Alabama which is described on Exhibit A attached hereto (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD, the Property unto GRANTEE, its successors and assigns, FOREVER. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

[SIGNATURE PAGE FOLLOWS]

Shelby County, AL 09/22/2025
State of Alabama
Deed Tax: \$1003.00




20250922000290090 2/5 \$1038.00
Shelby Cnty Judge of Probate, AL
09/22/2025 10:01:48 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR, has caused this instrument to be executed
this the 5th day of September, 2025.

GRANTOR:

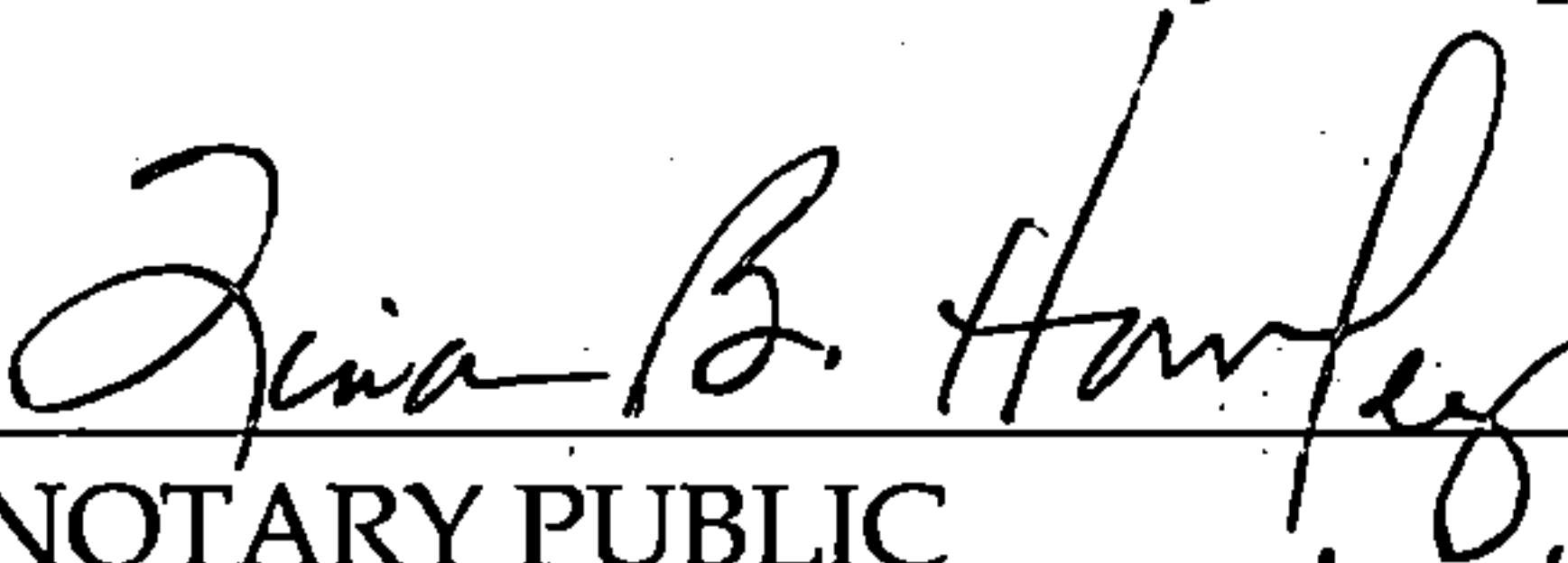
DPG SHOPPING CENTERS, LLC,
an Alabama limited liability company

By: 
Name: Michael R. Delaney
Its: Manager

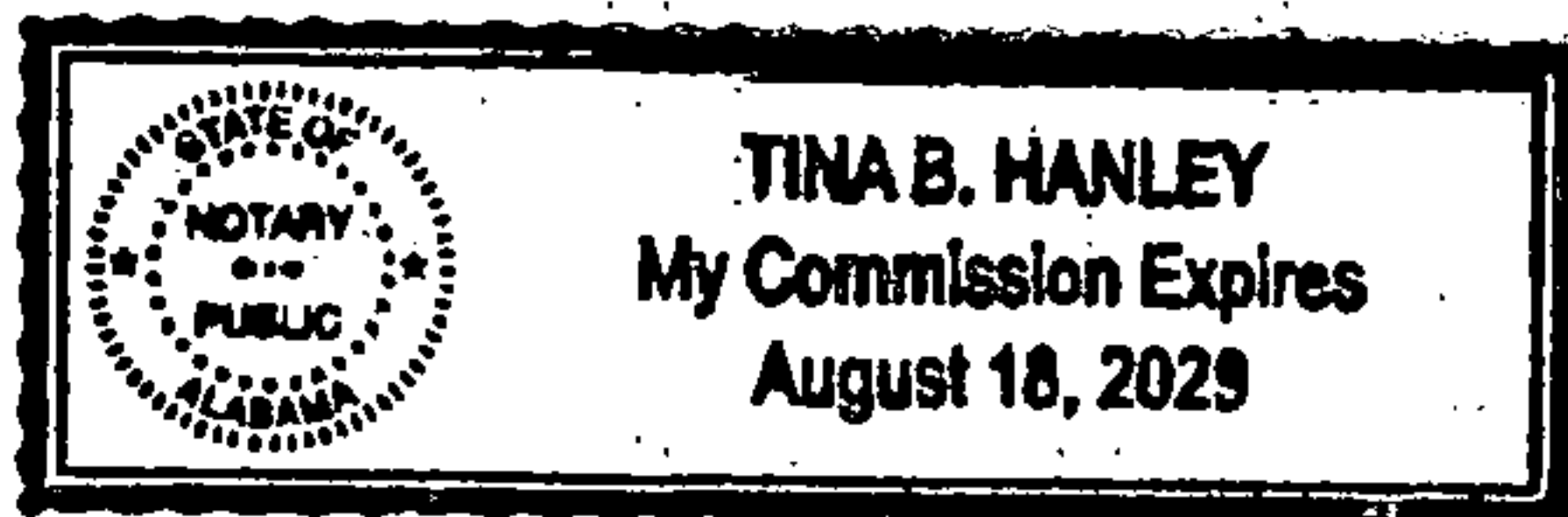
STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Michael R. Delaney, whose name as Manager of **DPG SHOPPING CENTERS, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Alabama limited liability company, acting in its capacity as aforesaid.

Given under my hand and official seal this the 3rd day of September, 2025.


NOTARY PUBLIC
Commission expires: 8/18/2029

[AFFIX SEAL]



THIS INSTRUMENT PREPARED BY WITHOUT TITLE EXAMINATION:

Kara M. Garstecki, Esq.
KMG LAW, LLC
206 Carmel Drive East
Mobile, Alabama 36608
(251) 422-3577



20250922000290090 3/5 \$1038.00
Shelby Cnty Judge of Probate, AL
09/22/2025 10:01:48 AM FILED/CERT

Exhibit A

Legal Description of Property

Lot 4, according to the Amended Final Plat of RAM-Helena Development Partners, LLC, as recorded in Map Book 52, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama, being a Resurvey of RAM-Helena Development Partners, LLC, recorded in Map Book 52, Page 35.

Together with the benefiting and appurtenant easement(s) as described in the Declaration of Easements and Restrictive Covenants dated April 27, 2020 by RAM-HELENA DEVELOPMENT PARTNERS, LLC and recorded in Instrument #20200429000166810.



20250922000290090 4/5 \$1038.00
Shelby Cnty Judge of Probate, AL
09/22/2025 10:01:48 AM FILED/CERT

Exhibit B

Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, which are a lien not yet due and payable.
2. 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 and gravel in, on and under the Property.
3. Easements, reservations, restrictions, rights-of-way and setback lines as reserved and shown on plat of subdivision in Map Book 52, Page 95 and Map Book 52, Page 35 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Declaration of Easements and Restrictions and Short Form Lease by and between RAM-Helena Development Partners, LLC (Landlord) and Chick-Fila-A, Inc. (Tenant), as recorded in Instrument No. 20191203000446370 in the Office of the Judge of Probate of Shelby County, Alabama, together with the terms and conditions of that certain unrecorded lease agreement referred to therein.
5. Easement Agreement with Covenants and Restrictions as described in that certain deed from RAM-Helena Development Partners, LLC to Joel Dana Henderson, Dennis Charles Henderson and Edward Lee Henderson as recorded in Instrument No. 20191120000433050 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Declaration of Easements and Restrictive Covenants as recorded in Instrument No. 20200429000166810 in the Office of the Judge of Probate of Shelby County, Alabama, as affected by the Lender Consent recorded in Instrument No. 20200811000343770 in the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement granted Alabama Power Company as recorded in Instrument No. 20210712000336460 in the Office of the Judge of Probate of Shelby County, Alabama.
8. Ratification of Lease Agreement by and between DPG Shopping Centers, LLC, as Landlord and Dollar Tree Stores, Inc., as Tenant, dated December 16, 2024 and recorded in Instrument No. 20250122000021740.
9. Amended and Restated Memorandum of Lease by and between DPG Shopping Centers, LLC, as Landlord and Dollar Tree Stores, Inc., as Tenant, dated December 16, 2024 and recorded in Instrument No. 20250122000021750.

Real Estate Sales Validation Form

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

GRANTOR'S NAME & ADDRESS:

DPG Shopping Centers, LLC
3262 Old Shell Road
Suite C1
Mobile, AL 36607

GRANTEE'S NAME & ADDRESS:

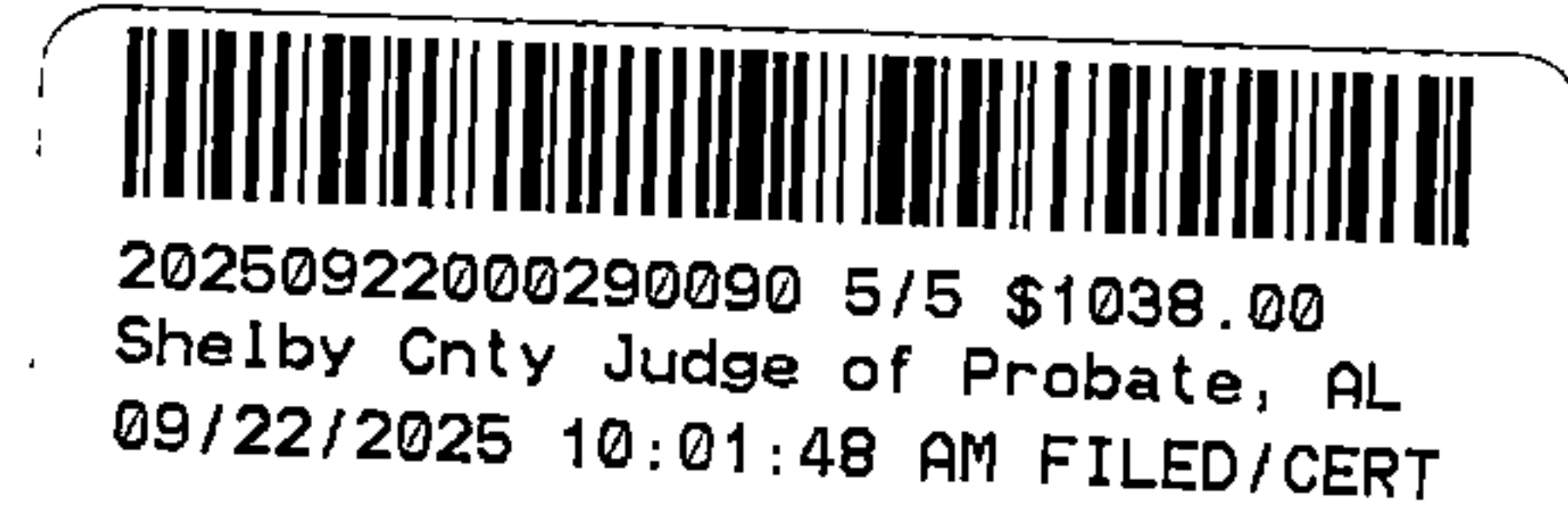
Atlas Helena, LLC
4048 Eagle Ridge Court
Birmingham, AL 35242

PROPERTY ADDRESS: 36-44 Steber Street, Helena, AL 35080

DATE OF SALE: 09/05/2025

Total Purchase Price: 2,865,000.00 Or Actual Value \$

Or Assessor's Market Value \$



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 Appraisal
Sales Contract Other
x Closing Statement

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: September 5, 2025

Unattested (verified by)

Print Melissa Chason
Sign Melissa Chason
(Grantor/Grantee/Owner/Agent) circle one Form RT-1