STATE OF ALABAMA)
)
COUNTY OF SHELBY	ý

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED executed and delivered as of the ______ day of October, 2025, by Stephen A. Brasher and Jeannette Brasher a/k/a Jannette B. Brasher, husband and wife (the "Grantors"), to DG Holdings, LLC, a Mississippi limited liability company, doing business in Alabama as DG Holdings of Alabama, LLC (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property.

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

The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantors, their successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons whomsoever.

Mortgage filed simultaneously.

[Signature page to follow]

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:
Stephen A. Brasher and Jannette B. Brasher
12655 Highway 25
Calera, Alabama 35040

Grantee's Name and Mailing Address: DG Holdings of Alabama, LLC 825 Sisk Avenue, Suite 200 Oxford, Mississippi 38655

Property Address: 12215 Highway 25, Calera, Alabama 35040

Parcel ID: 28-5-22-0-000-004.000

Purchase Price: \$270,000.00. The Purchase Price can be verified by the Closing Statement.

This instrument prepared by: Thomas C. Williams + TCW Law, LLC + 2101 1st Avenue N. + Birmingham, Alabama 35203

W-08322 Statutory Warranty Deed

IN WITNESS WHEREOF, the Grantors have caused this General Warranty Deed to be executed as of the date first written above.

Stephen A! Brasher

Jeannette Brasher a/k/a Jannette B. Brasher

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jewith to Composition of the State of Alabama do hereby certify that Stephen A. Brasher and Jeannette Brasher a/k/a Jannette B. Brasher, husband and wife, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 245 day of September, 2025.

Gerffy Am Hollwille Notary Public

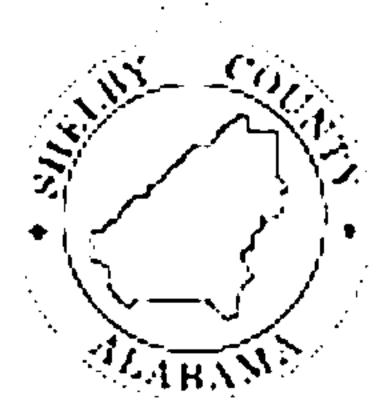
commission expires: 2/18/27

Exhibit A

Legal Description

A parcel of land situated in Shelby County, Alabama located in the Northeast Quarter of the Northwest Quarter of the Northeast Quarter Section 22 Township 22 South, Range 2 West and as described in instrument # 20060524000246530 Office of Probate Shelby County (O.O.P.S.C.) with a description as follows:

Begin at the remote point of beginning which is the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 22; thence South 00 degrees 23 minutes 21 seconds West a distance of 200.46 feet to the true point of beginning of said parcel; said point being in the Southeast right of way of County Road 310, said right of way is a public dedicated right of way with varying widths; thence with and along said right of way North 54 degrees 25 minutes 59 seconds East a distance of 129.02 feet to a point; thence leaving said right of way and with and along the Southeast line CR Equities LLC Instrument Number 20241029000337870 O.O.P.S.C. South 44 degrees 21 minutes 49 seconds East a distance of 141.90 to a rebar corner found; thence with and along the West right of way of Alabama Highway 25 a public dedicated right of way with varying widths South 22 degrees 50 minutes 41 seconds West a distance of 347.70 feet to a point; thence leaving said right of way and with and along the Northeast line International Brotherhood of Electrical Workers Instruments number 20060524000246540 O.O.P.S.C. North 61 degrees 15 minutes 58 seconds West a distance of 357.77 feet to a point; thence with and along the Southcast right of way of county road 310 aforementioned North 54 degrees 26 minutes 13 seconds East a distance of 300.61 feet to the true point of beginning. This description is based on Alabama State Plane Coordinates 83 West (2011).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2025 03:43:26 PM
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