STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the day of November, 2025, by Richard Alan Dodson, a married man (the "Grantor"), to South Brooke LLC, an Alabama limited liability company (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 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, the following described property (the "Property"):

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

Richard Alan Dodson is the surviving grantee of the deed recorded in Inst. # 20070716000332890 in the Probate Office of Shelby County, Alabama; the other grantee, Virginia Dodson having died on or about August 6, 2014;

Virginia Dodson was the surviving grantee of the prior deed recorded in Volume 206, Page 278 in the Probate Office of Shelby County, Alabama; the other grantee, J.W. Dodson having died on or about May 5th, 1985.

The Property does not constitute the homestead of Grantor or Grantor's spouse.

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

SUBJECT TO those Permitted Exceptions enumerated in Exhibit "B" attached hereto and made a part hereof.

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

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.

[Signature page to follow]

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

Pursuant to the provisions of the Code information is offered in lieu of submitt	of Alabama§ 40-22-1 (1975), the following ing Form RT-1:
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Richard Alan Dodson	South Brooke LLC
328 Highway 5	3512 Chippenham Drive
Wilsonville, Alabama 35186	Birmingham, Alabama 35242
Property Address 6934 Lyndon Drive, I	Birmingham, Alabama 35242
Parcel IDs: 03-9-31-0-002-002.000	
Purchase Price: \$200,000.00. The Purch	nase Price can be verified by the Closing Statement.
be executed as of the date first writt STATE OF ALABAMA	Richard Alan Dodson
COUNTY OF JEFFERSON	
Dodson, a married man, whose name me, acknowledged before me on this dexecuted the same voluntarily on the diven under my hand and office seal to THOMAS CLAIBORNE WILLIAMS	for the State of Alabama do hereby certify that Richard Alan is signed to the foregoing instrument, and who is known by ay that, being informed of the contents of said instrument, he ay the same bears date. his the day of November, 2025. Notary Public
Notary Public Alabama State at Large	

Exhibit A

Legal Description

Commencing at 5/8 inch rebar found at the Southeast corner of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 22 minutes 12 seconds West along the East line of Section 31 for 832.23 feet to a PK Nail found at the POINT OF BEGINNING; thence continue North 0 degrees 22 minutes 12 seconds West 100.00 feet, thence go South 88 degrees 47 minutes 52 seconds West 98.57 feet; thence go thence South 0 degrees 33 minutes 58 seconds East along the East right of way line of Windsor Drive 100.00; thence go North 88 degrees 47 minutes 52 seconds East 98.13 feet to the POINT OF BEGINNING.

Being formerly described as follows:

Commence at the Northeast Corner of the Southeast ¼ of the Southeast ¼ of Section 31, Township 18, Range 1, West. From said Corner go South along East Boundary line of said 40, 384.4 feet for a Point of Beginning; thence 90 degrees to the Right 100 feet; thence 90 degrees to the left 100 feet; thence 90 degrees to the Left 100 feet to the East Boundary line of said 40; thence North along East Boundary line 100 feet to Point of Beginning.

Being situated in Shelby County, Alabama.

Exhibit B

Permitted Exceptions

- 1. Easement(s) to Alabama Power Company recorded in Volume 109, Page 491; Volume 129, Page 373; Volume 129, Page 50; Volume 141, Page 179.
- 2. Any part of the Land lying within the right of way of a public road.
- 3. Terms and conditions of Water Easement recorded in Inst. # 20070716000332890.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2025 03:02:37 PM
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Statutory Warranty Deed Page4