

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS that **DG Holdings, LLC**, a Mississippi limited liability company, doing business in Alabama as DG Holdings of Alabama, LLC (the "Grantor"), for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **Srivash Enterprises, LLC**, a Georgia limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the following described property and all improvements thereon situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining including the appurtenant easements pursuant to that certain Easement Agreement with Covenants and Restrictions recorded in Instrument recorded in Inst. No. 20250703000202300, and being more particularly described as set forth on Exhibit A attached hereto and made a part hereof (the "Property").

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

For ad valorem tax purposes only, the mailing address of the Grantee is 5975 Shiloh Road, Suite 114, Alpharetta, GA 30005.

TO HAVE AND TO HOLD to the Grantee, and its successors and assigns forever in fee simple, subject to the Exceptions. Grantor, for itself and its successors and assigns, covenants with the Grantee, and its successors and assigns, that Grantor shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise, except as herein provided. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

Continues on following page.

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

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
DG Holdings, LLC Attn: David Blackburn 825 Sisk Avenue, Suite 200 Oxford, MS 38655	Srivash Enterprises, LLC Attn: Sri Dhan 5975 Shiloh Road, Suite 114 Alpharetta, GA 30005

Property Address:	200 George Roy Parkway Calera, Alabama 35040
Date of Sale:	February , 2026
Total Purchase Price:	\$2,283,353.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Sales Contract

Signature page follows.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 26th day of February, 2026.

GRANTOR:

DG HOLDINGS, LLC, a Mississippi limited liability company, doing business in Alabama as DG Holdings of Alabama, LLC

By: 
David B. Blackburn, Manager


STATE OF MISSISSIPPI)

COUNTY OF LAFAYETTE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that David B. Blackburn, whose name as the Manager of **DG HOLDINGS, LLC**, a Mississippi limited liability company, doing business in Alabama as DG Holdings of Alabama, LLC, 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 the instrument, he, in said capacity, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 24 day of February, 2026.




Notary Public

My commission expires: March 25, 2028

This instrument prepared by:
P. David Andress
Butler Snow LLP
1020 Highland Colony Parkway
Suite 1400
Ridgeland, MS 39157

**EXHIBIT A
TO STATUTORY WARRANTY DEED**

Legal Description

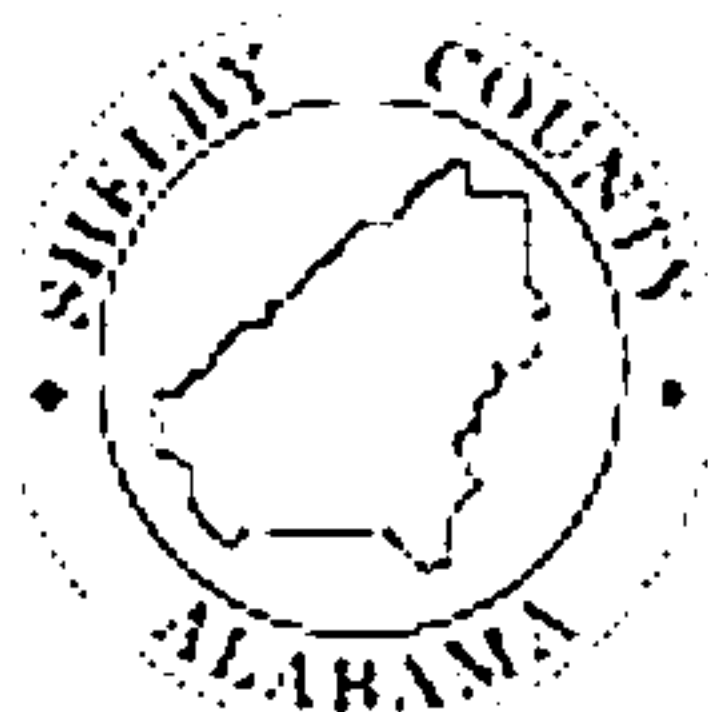
Lot 1A, according to Rev. Lot 1A and 1B Graham's Resurvey of Millennium Park, as recorded in Map Book 61, Page 52, in the Probate Office of Shelby County, Alabama.

The described land is one and the same as set forth in that certain Warranty Deed recorded as Instrument No. 20250703000202290 in the Office of the Judge of Probate of Shelby County, Alabama.

**EXHIBIT B
TO STATUTORY WARRANTY DEED**

Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances including, but not limited to, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
3. Matters shown on plat 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 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 recorded in Volume 136, Page 330; Volume 205, Page 674 and Inst. No. 20251023000324940.
8. Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20250703000202300.
9. Declaration of Drainage Easement and Access Easement recorded in Instrument No. 20230120000016510.
10. Terms and provisions of that certain unrecorded Lease dated March 7, 2025 between DG Holdings, LLC, as landlord, and Dolgencorp, LLC, as tenant.
11. Any matter that would be shown by an accurate and complete land survey of the Property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2026 09:56:28 AM
\$2317.50 JOANN
20260302000057740

Allen S. Bayl