

20210903000432160  
09/03/2021 01:06:28 PM  
DEEDS 1/11

THIS INSTRUMENT PREPARED BY:  
Jerad D. Myers  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:  
Dominion South Oak, LLC  
1200 Corporate Drive, Suite 225  
Birmingham, Alabama 35242

**STATE OF ALABAMA**                    )  
  )  
**COUNTY OF SHELBY**                )

**STATUTORY WARRANTY DEED**

**RECITALS:**

**WHEREAS**, James Corley Parsons and Jason Thomas Parsons, are the Personal Representatives of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, the Trustee of the James T. Parsons Management Trust dated August 15, 1999, sole beneficiary;

**WHEREAS**, title to a portion of subject property was vested in Loring S Jones, III as Trustee of the South Oak Trust;

**WHEREAS**, Loring S. Jones resigned as Trustee and an Amended and Restated South Oak Trust Agreement was entered into on January 21, 2001 with Bobbie Jo Parsons and James T. Parsons as Granters and Trustees;

**WHEREAS**, the Amended and Restated South Oak Trust Agreement was further amended on February 10, 2015;

**WHEREAS**, the Amended and Restated South Oak Trust Agreement provides that upon the death of the Grantors, the trust estate was to distribute equally to the Trustees of the James T. Parsons Management Trust dated August 15, 1999 and to the Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999;

**WHEREAS**, H.B. Lee Jr. and Ken Wallis are the named Trustees of the James T. Parsons Management Trust dated August 15, 1999, as amended, and H.B. Lee Jr., Ken Wallis and John Chapman, are the named Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999, as amended;

**WHEREAS;** the James T. Parsons Management Trust dated August 15, 1999 is also the sole beneficiary of the estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; and

**NOW, THEREFORE,** there parties hereto make the following conveyance pursuant to the terms and conditions set forth below:

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 3rd day of September, 2021, by James Corley Parsons and Jason Thomas Parsons, as Personal Representatives of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; H. B. Lee, Jr. and Ken Wallis, as Trustees of the James T. Parsons Management Trust dated August 15, 1999, beneficiary of the South Oak Trust and of the estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; and H.B. Lee Jr., Ken Wallis and John Chapman, as the Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999 as amended, beneficiary of the South Oak Trust (hereinafter referred to collectively and individually as the “**Grantor**”), to Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the “**Grantee**”).

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, each Grantor does by these presents grant, bargain, sell and convey unto Grantee each of their respective interests in that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”);

**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, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that Grantor, themselves, their heirs and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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

20210903000432160 09/03/2021 01:06:28 PM DEEDS 3/11

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

James Corley Parsons and  
Jason Thomas Parsons,  
Personal Representatives of the  
Estate of James T. Parsons, et al  
#1 South Oak DR  
Shoal Creek, AL 35242

Dominion South Oak, LLC  
1200 Corporate Drive, Suite 225  
Birmingham, Alabama 35242

Property Address:      See Exhibit A

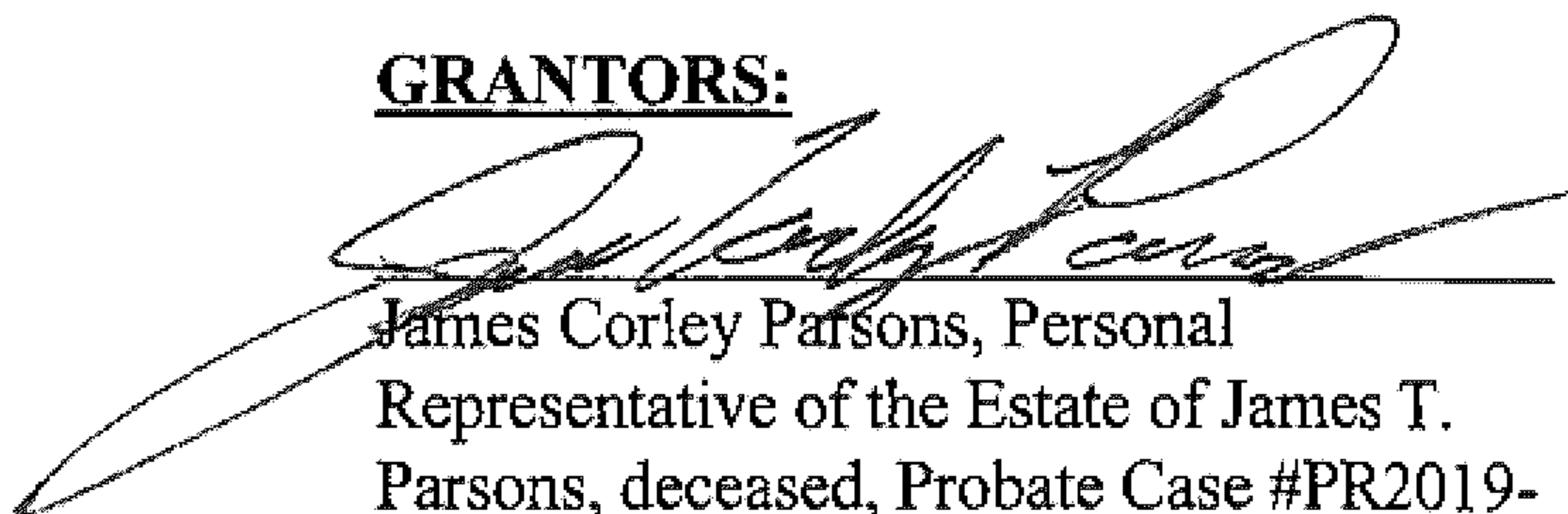
Value:              \$1,170,410.00

The Value of the Property can be verified by the Capital Contribution stated in the  
Grantee's Operating Agreement.

[Signature appears on following page.]

**IN WITNESS WHEREOF**, the Grantor has caused this  
Deed to be executed as of the date first written above.

**GRANTORS:**

  
James Corley Parsons, Personal  
Representative of the Estate of James T.  
Parsons, deceased, Probate Case #PR2019-  
000733, Shelby County, Alabama

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Corley Parsons, Personal Representative of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate, on the day the same bears date.

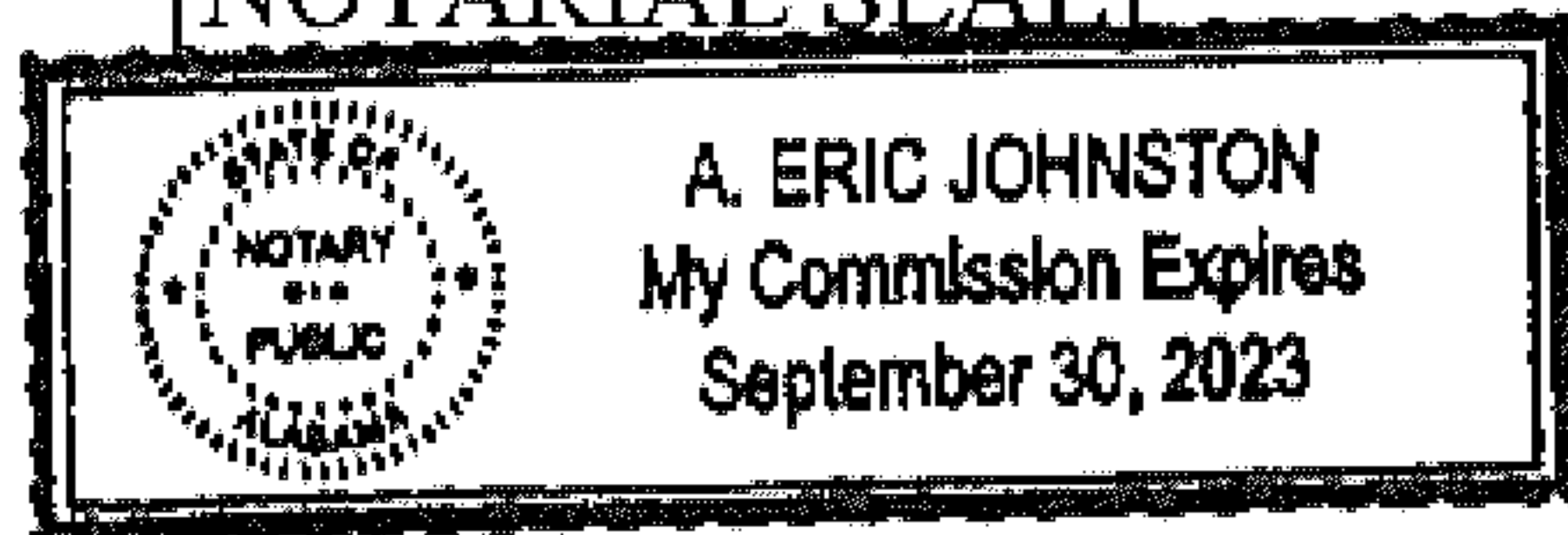
Given under my hand and seal this the 3<sup>rd</sup> day of September, 2021.

  
\_\_\_\_\_  
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 9.30.2023

[NOTARIAL SEAL]





Jason Thomas Parsons, Personal  
Representative of the Estate of James T.  
Parsons, deceased, Probate Case #PR2019-  
000733, Shelby County, Alabama

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Thomas Parsons, Personal Representative of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate, on the day the same bears date.

Given under my hand and seal this the 3<sup>rd</sup> day of September, 2021.

  
\_\_\_\_\_  
Notary Public

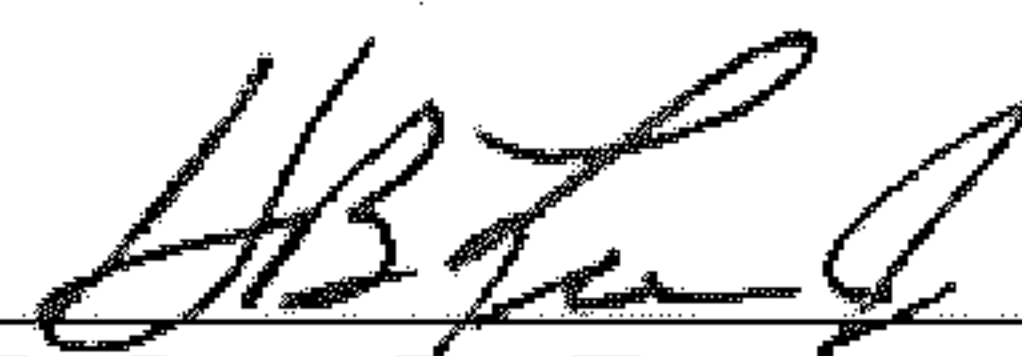
Print Name: A. Eric Johnston

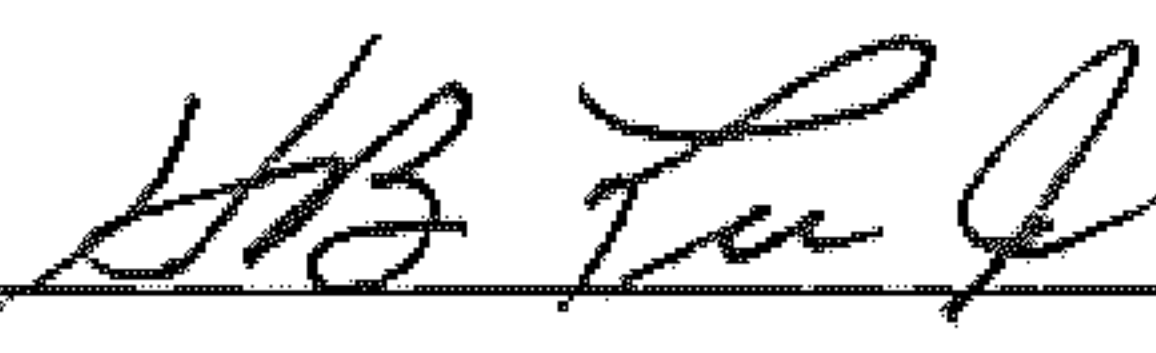
My Commission Expires: 9.30.2023

[NOTARIAL SEAL]





  
H. B. Lee, Jr., Trustee of the James T. Parsons  
Management Trust dated August 15, 1999

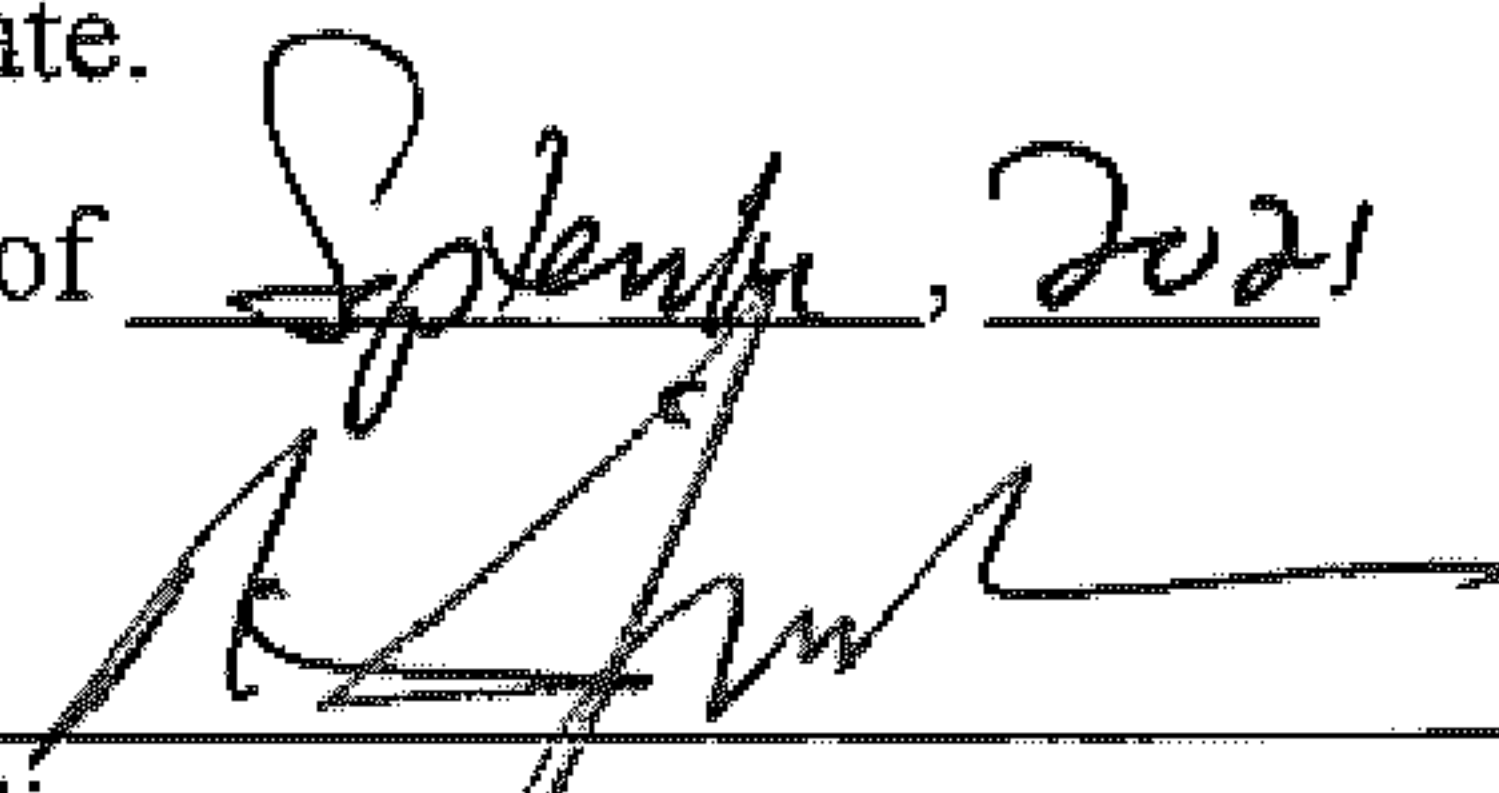
  
H. B. Lee, Jr., Trustee of the Bobbie Jo  
Parsons Management Trust dated August 15,  
1999

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. B. Lee Jr., as Trustee of the James T. Parsons Management Trust, dated August 15, 1999, and as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

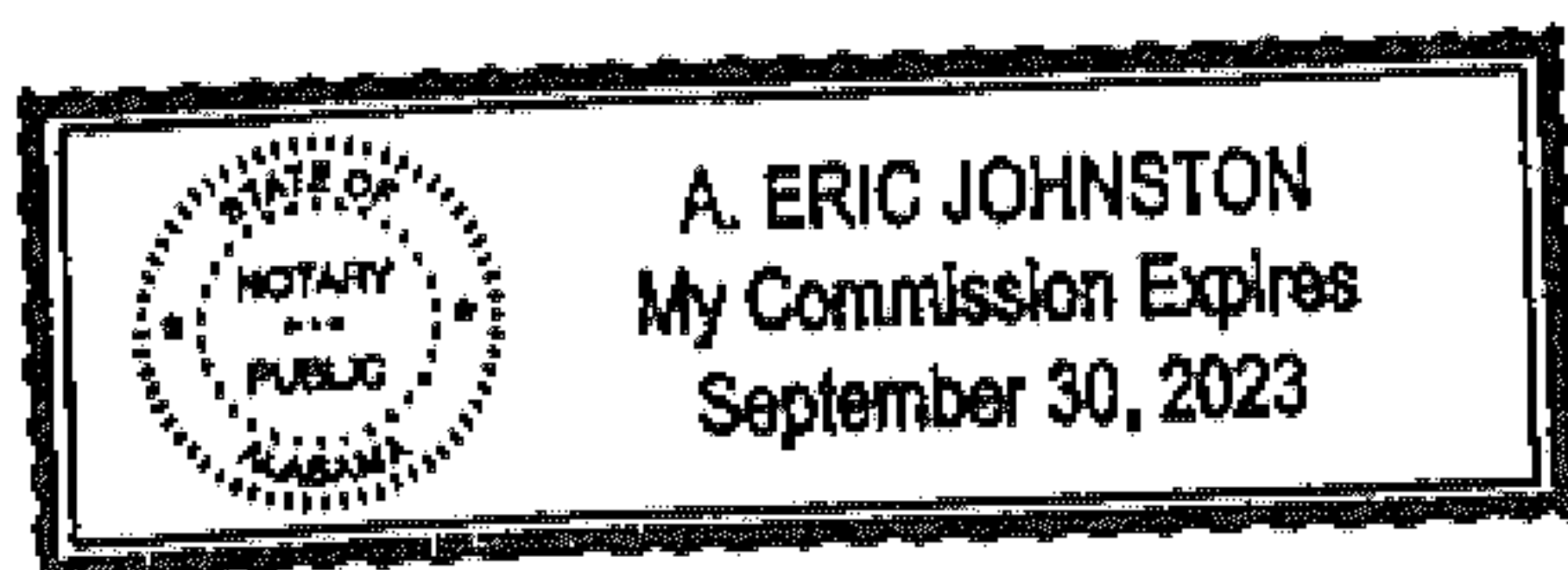
Given under my hand and seal this the 3<sup>rd</sup> day of September, 2021

  
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 9.30.2023

[NOTARIAL SEAL]



Ken Wallis

Ken Wallis, Trustee of the James T. Parsons  
Management Trust dated August 15, 1999

Ken Wallis

Ken Wallis, Trustee of the Bobbie Jo Parsons  
Management Trust dated August 15, 1999

STATE OF ALABAMA )

SHELBY COUNTY )

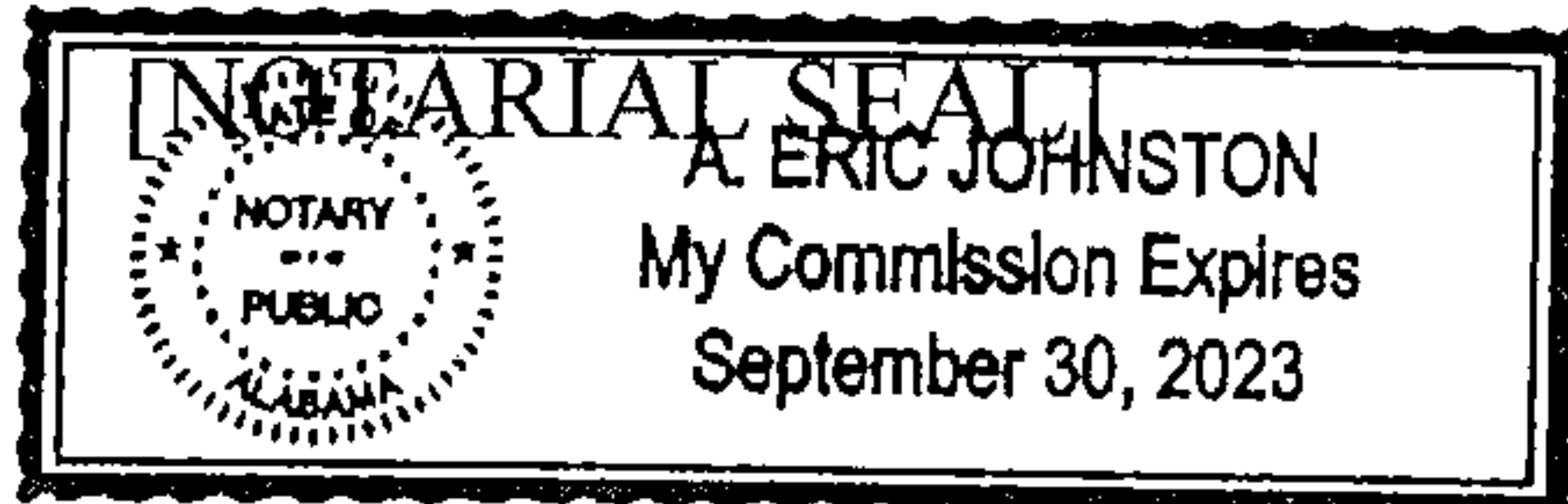
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ken Wallis, as Trustee of the James T. Parsons Management Trust, dated August 15, 1999, and as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

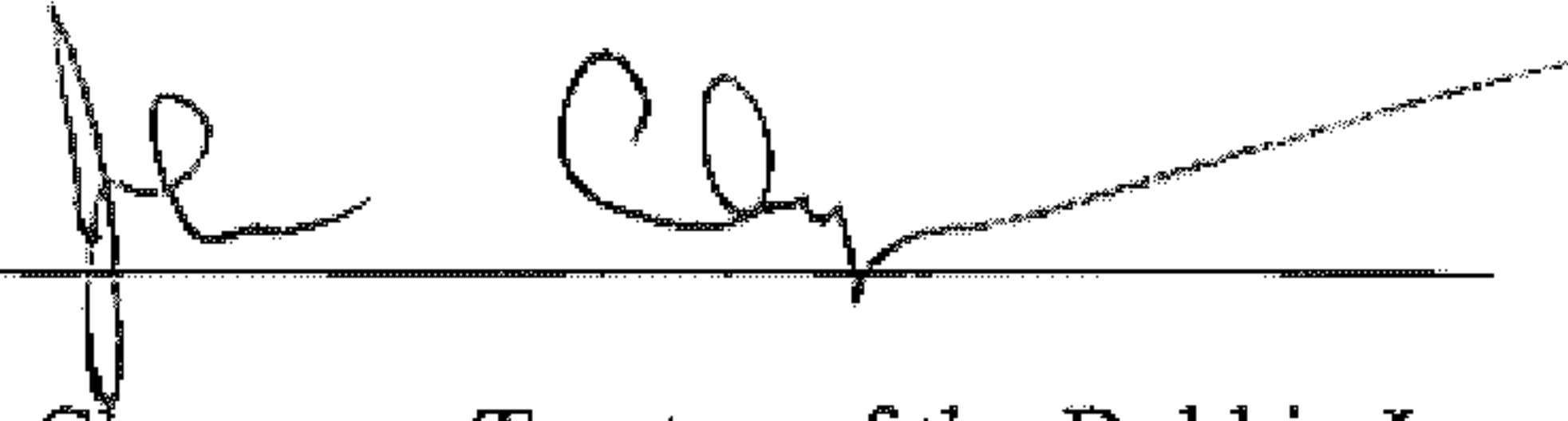
Given under my hand and seal this the 3<sup>rd</sup> day of September, 2021

A. Eric Johnston  
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 9.30.2023





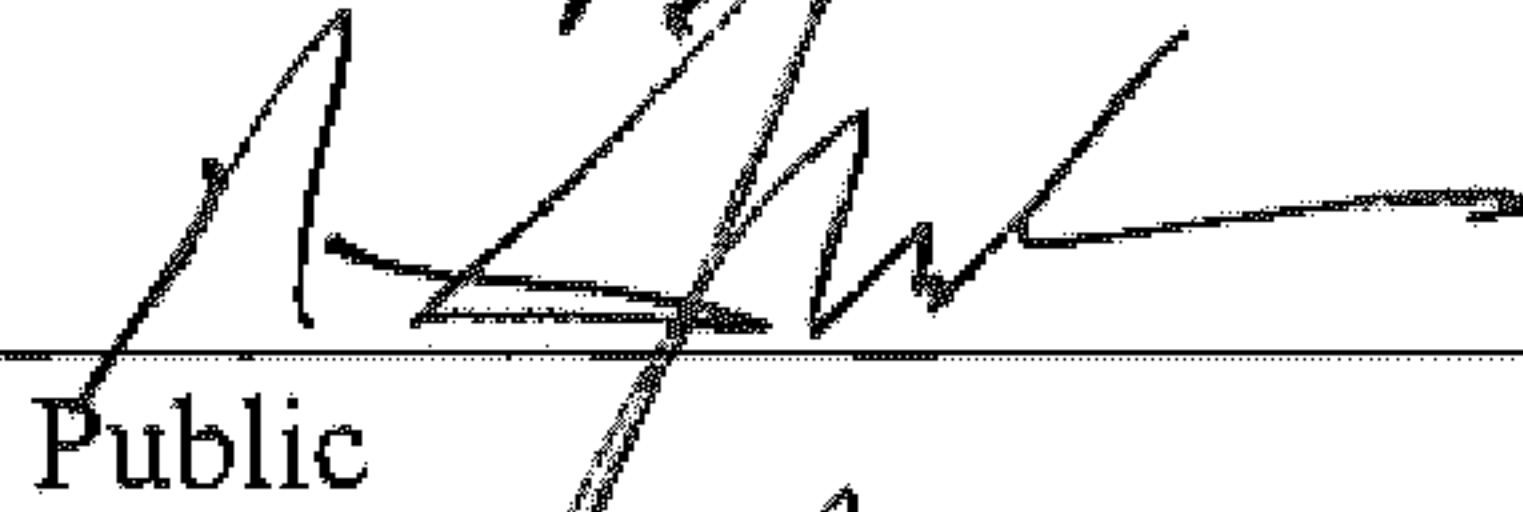
John Chapman, Trustee of the Bobbie Jo  
Parsons Management Trust dated August 15,  
1999

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Chapman, as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

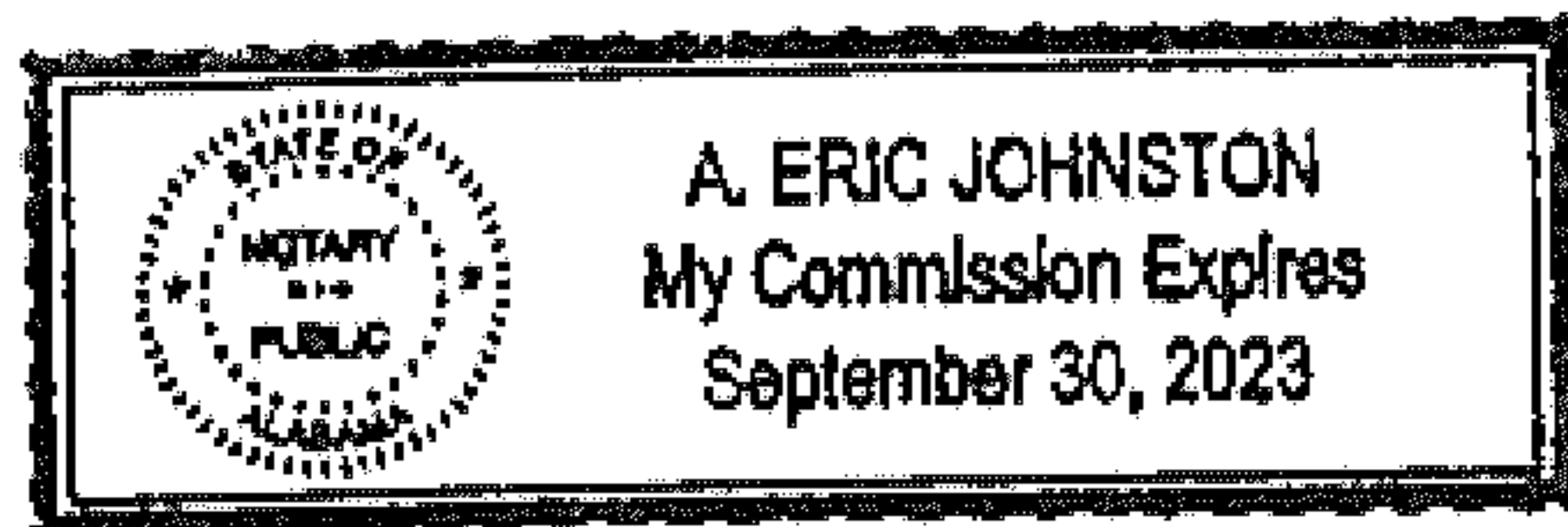
Given under my hand and seal this the 3<sup>rd</sup> day of September, 2021

  
\_\_\_\_\_  
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 9-30-2023

[NOTARIAL SEAL]





**EXHIBIT A**

**LEGAL DESCRIPTION**

Part of Parcel 1 according to the South Oak Trust Subdivision as recorded in MB 15, PG 56, and acreage, being situated in the South 1/2 of Section 23 and the Northeast 1/4 of Section 23 in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe locally accepted as the Northeast Corner of Section 23, Township 18 South, Range 1 West, said point also being the Northwestern corner of Lot 11 of The Shires IV & Resurvey of Lot 16 Ph II as recorded in MB 42 PG 126; thence along the Westerly line of said Lot 11 in a Southerly direction for a distance of 532.99' to an iron (Sain) at the Northwestern corner of Lot 10 of The Shires Ph III Sec. 1 as recorded in MB 18 PG 35; thence with a deflection angle of 00°00'48" to the Right, proceed Southerly along the West line of Lot 10, Lot 9, Lot 8 and Lot 7A of said subdivision for a distance of 998.06' to a rebar at the Northwestern corner of Lot 6 of The Shires as recorded in MB 12 PG; thence with a deflection angle of 00°00'13" to the Right, proceed Southerly along the West line of Lot 6 and Lot 5 of said subdivision for a distance of 634.29' to a rebar at the Northwestern corner of Lot 1 of the Aycock Subdivision as recorded in MB 36 PG 109; thence with a deflection angle of 00°04'51" to the Left, proceed Southerly along the West line of said Lot 1 for a distance of 590.86' to a 2.5" capped pipe at the Southwesterly corner of said Lot 1 and also lying on the Northwestern right of way margin of Shelby County Highway #41; thence with a deflection angle of 44°35'54" to the Right, proceed Southwesterly along the said right of way margin for a distance of 221.86' the POINT OF BEGINNING; thence with a deflection angle of 90°0'0" to the Right and leaving said right-of-way margin, proceed Northwesterly for a distance of 949.26'; thence with a deflection angle of 85°14'09" to the Left, proceed Southwesterly for a distance of 1384.65'; thence with a deflection angle of 82°35'24" to the Right, proceed Northwesterly for a distance of 612.73'; thence with a deflection angle of 91°15'21" to the Left, proceed Southwesterly for a distance of 1259.69'; thence with a deflection angle of 57°23'48" to the Right, proceed Northwesterly for a distance of 331.24'; thence with a deflection angle of 57°33'21" to the Left, proceed Southwesterly 280.24'; thence with a deflection angle of 72°29'25" to the Left, proceed Southeasterly for a distance of 387.99' to an iron (AEC) on the North corner of Common Area CA-3 according to the final plat of South Oak Phase 1 as recorded in Map Book 53, Pages 96A & 96B in the Office of the Judge of Probate, Shelby County, Alabama; thence proceed Southeasterly along the Northeasterly boundary of said Common Area for a distance of 285.91'; thence with a deflection angle of 37°59'23" to the Left and leaving said Northerly boundary, proceed Southeasterly for a distance of 187.23' to the Northerly boundary of Lot 29 according to the previously described survey; thence with a deflection angle of 74°22'59" to the Left, proceed Northeasterly along said boundary for a distance of 263.11' to an iron (AEC) on the Northerly corner of said lot; thence with a deflection angle of 72°46'56" to the Right, proceed Southeasterly along said boundary for a distance of 343.83' to an iron (AEC); thence with a deflection angle of 66°31'05" to the Left, proceed Northeasterly along said boundary for a distance of 190.00' to an iron (AEC) on the Northwest corner of Lot 28 according to the previously described survey;

thence proceed along the previously described course and long the Northerly boundary of Lot 28 for a distance of 89.66' to an iron (AEC); thence with a deflection angle of  $9^{\circ}49'13''$  to the Right and proceed Northeasterly along said lot boundary for a distance of 325.99' to an iron (AEC) on the Northwestern corner of Lot 27 according to the previously described survey; thence with a deflection angle of  $10^{\circ}18'33''$  to the right, proceed Northeasterly and along the Northerly boundary of said lot for a distance of 528.49; to an iron (AEC); thence turn a deflection angle of  $78^{\circ}43'54''$  to the Right and leaving said boundary, proceed Southeasterly for a distance of 607.51' to the Northwestern right of way margin of Shelby County Highway #41, said point lying at the beginning of a non-tangent curve bearing to the right, said curve having a radius of 11152.65', and a central angle of  $05^{\circ}40'18''$ ; thence with a deflection angle of  $101^{\circ}52'52''$  to the left to the tangent of said curve, proceed along said right of way margin and along the arc of said curve for 1104.01' a concrete marker on said right of way margin; thence proceed tangent from said curve and along said right of way margin for a distance of 671.45' to the POINT OF BEGINNING;

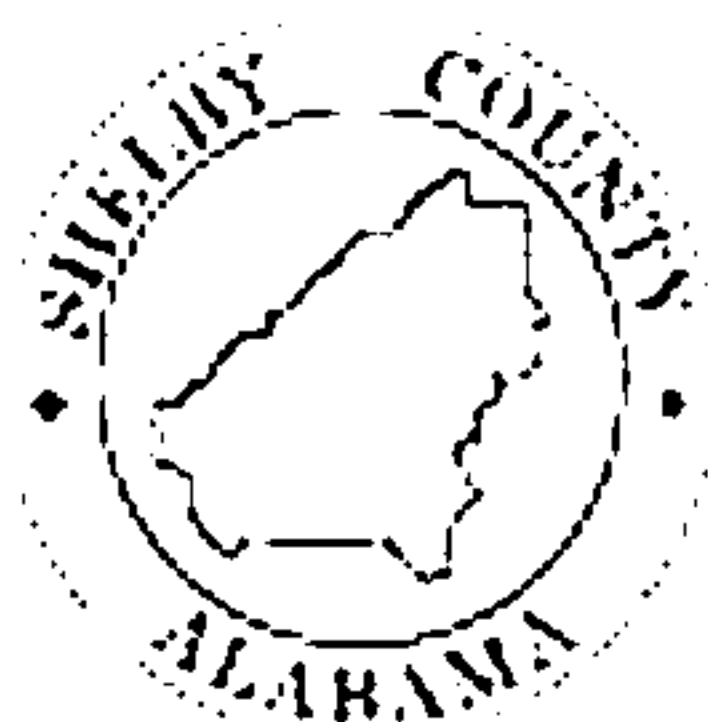
Said parcel having an area of 77.1 Acres, more or less.

All recorded documents reference the recording information from the Office of the Judge of Probate Shelby County, Alabama

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

TO THE EXTENT APPLICABLE TO THE PROPERTY:

1. Intentionally omitted.
2. Intentionally omitted.
3. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
4. Title to that portion of the property within any road right-of-ways.
5. Easement and restrictions as shown on Map Book 15 Page 56.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Covenants and agreements for water service as set out in an agreement recorded in Real 235, Page 574 as amended in Inst. No. 1994-21556 and Inst. No. 1994-26397 and Inst. No. 1994-26399.
8. Covenants, Conditions and Restrictions appearing of record in Misc 12, Page 845; Misc 12, Page 852; Misc 15, Page 840; Misc. 15, Page 844; Volume 265, Page 96, amended and superseded by Volume 265, Page 109.
9. Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
10. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
11. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414 and Inst. No. 1994-34842.
12. Right-of-way granted to the Water Works Board of the City of Birmingham recorded in Inst. No. 20210108000013460.
13. Easement and rights of ingress and egress granted to Dominion South Oak, LLC by deed recorded in Inst. No 20200805000334280.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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20210903000432160

*Allen S. Bayl*