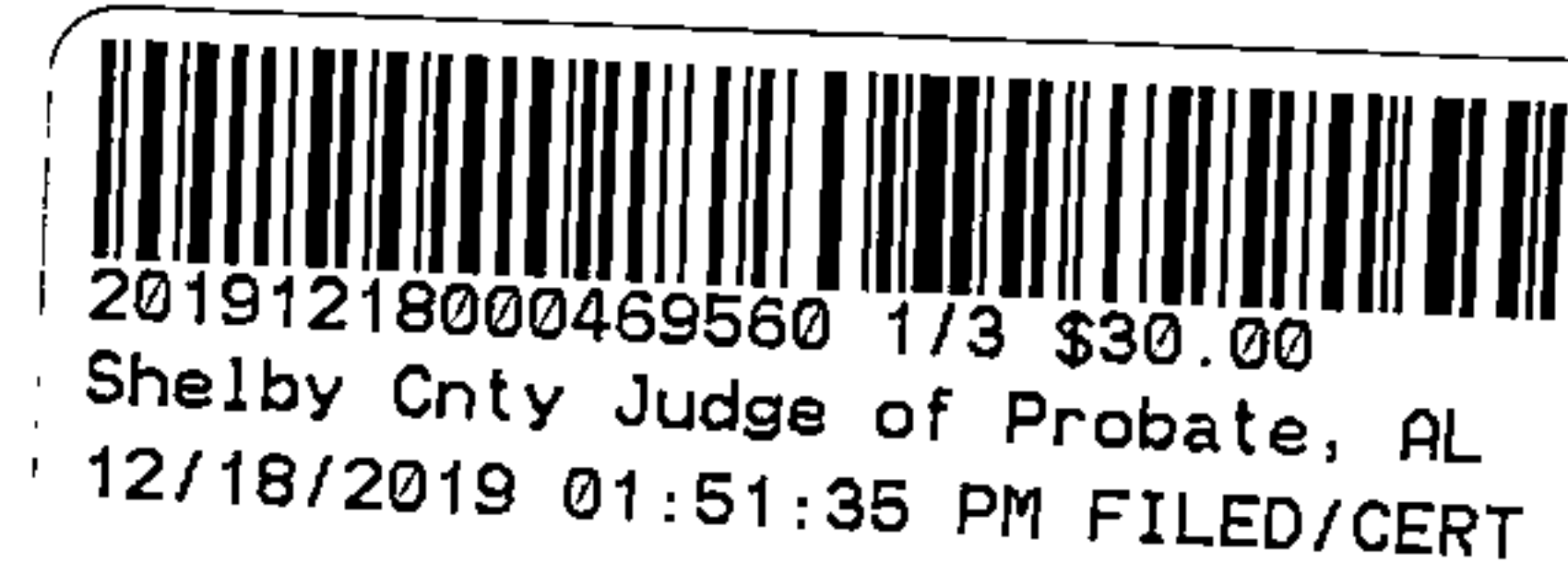


SEND TAX NOTICE TO:

Jason Thomas Parsons
535 Sheffield Way
Birmingham, AL 35242

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James Corley Parsons and Jason Thomas Parsons, as Trustees of the South Oak Trust** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jason Thomas Parsons**, a married man, (herein referred to as grantee) the following described real estate, situated in Shelby County:

Parcel I:
See Exhibit "A" attached hereto.

Parcel II:
A 35 foot wide strip of property being 17.5 feet in equal width on each side of the following described line:

Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79° 19' 59" East for a distance of 21.53 feet to the point of beginning. From this beginning point proceed North 42° 19' 59" West for a distance of 208.85 feet to the centerline of a 15-foot asphalt roadway and the termination of said line, containing 0.20 acres, more or less.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

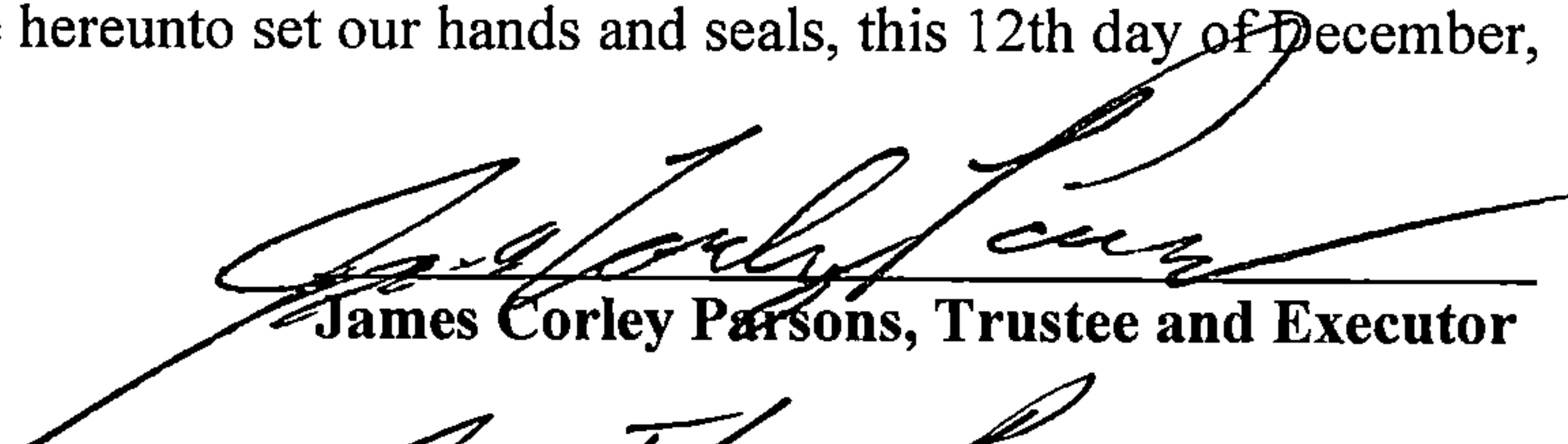
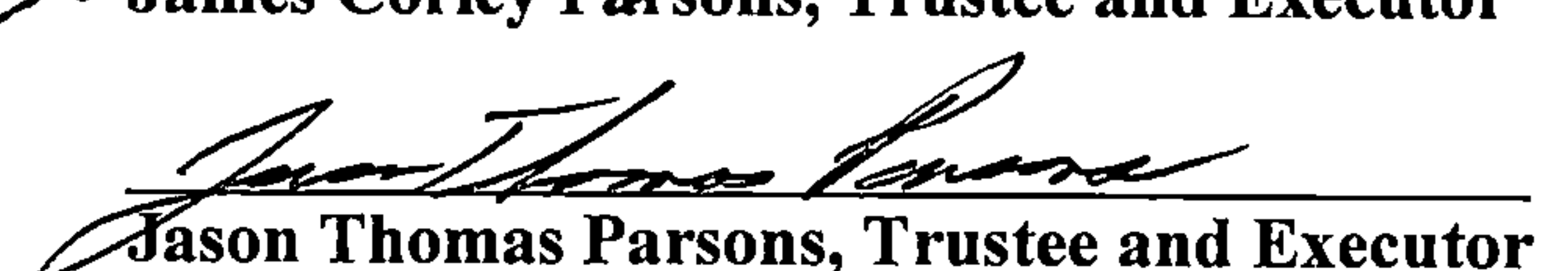
This is not the homestead of the Grantor.

This conveyance is made pursuant to the testamentary instructions of James T. Parsons, deceased, in the South Oak Trust and his Last Will and Testament probated in Case Number PR-2019-00073, Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of December, 2019.

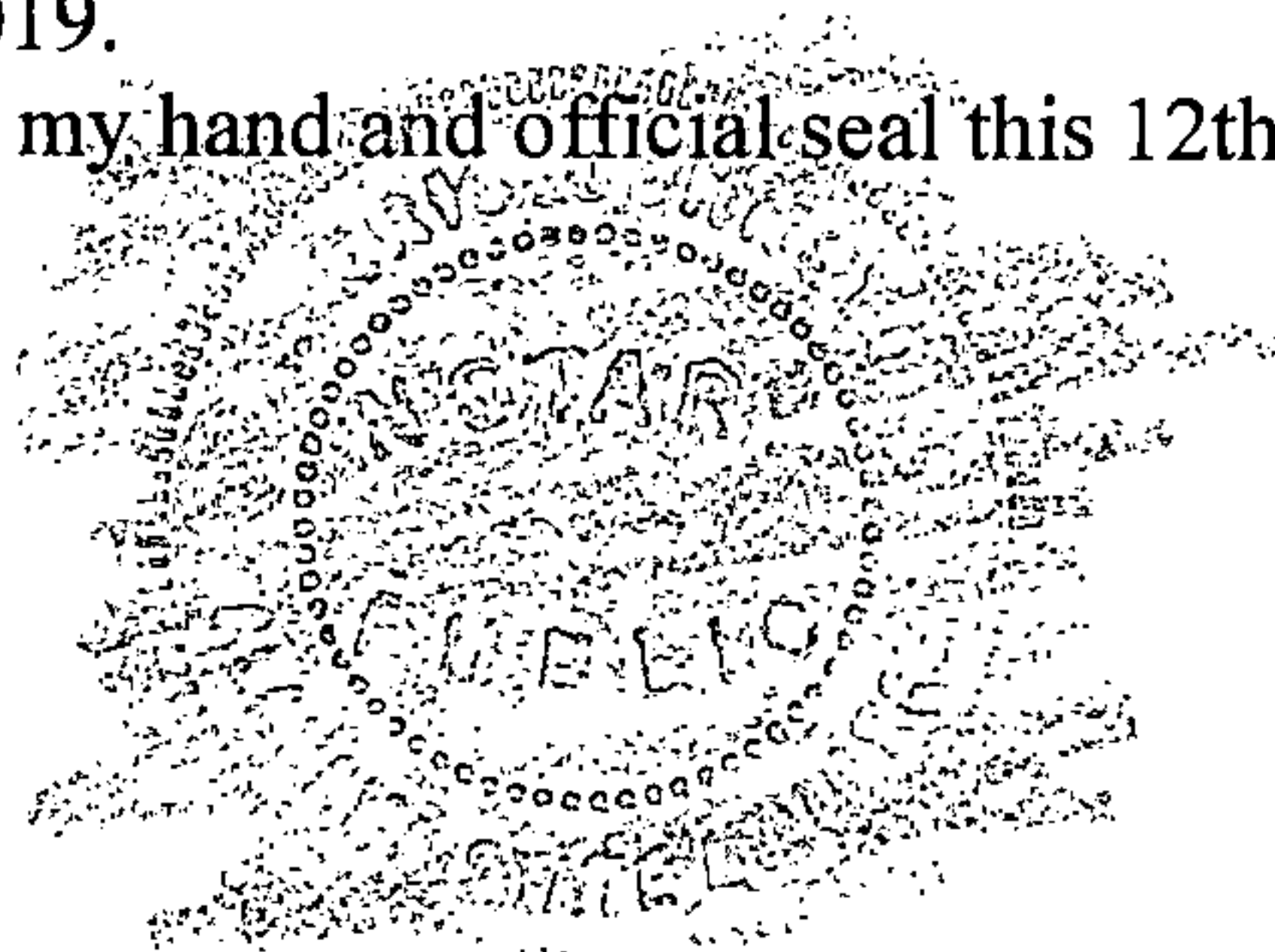

James Corley Parsons, Trustee and Executor

Jason Thomas Parsons, Trustee and Executor

STATE OF ALABAMA)
ELMORE COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that James Corley Parsons and Jason Thomas Parsons, in their capacity as Trustees of the South Oak Trust and as Executors of the Estate of James T. Parsons, deceased, sign this Warranty Deed with full authority, and who are known to me, being first duly sworn on oath, acknowledged before me on this day that the facts contained in this Warranty Deed are true and correct, and they executed the same voluntarily on this the 12th day of December, 2019.

Given under my hand and official seal this 12th day of December, 2019.



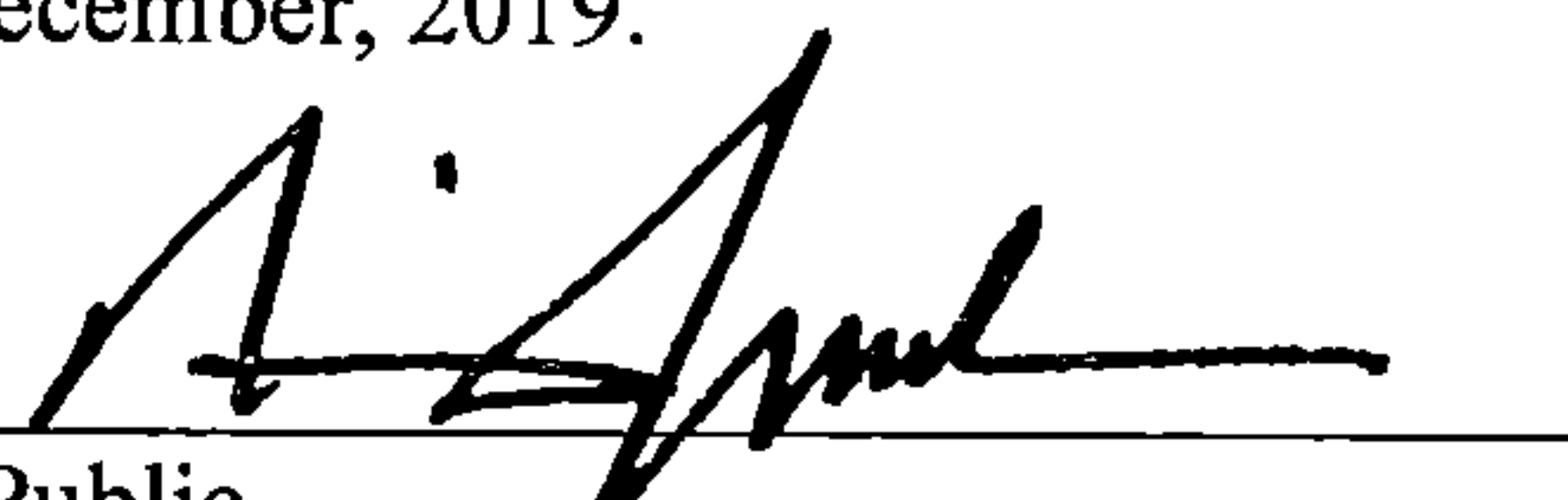

Notary Public
My Commission Expires: 9-30-2023

Exhibit "A"

Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet to the point of beginning. From this beginning point proceed North 79° 19' 59" East for a distance of 319.40 feet; thence proceed South 62° 02' 26" East for a distance of 520.62 feet; thence proceed South 56° 08' 48" West for a distance of 1020.13 feet (set ½" rebar); thence proceed North 57° 41' 02" West for a distance of 471.22 feet (set ½" rebar); thence proceed North 00° 38' 07" West for a distance of 539.43 feet (set ½" rebar); thence proceed North 79° 19' 59" East for a distance of 790.67 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 19 South, Range 1 East, and the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 20.5 acres.

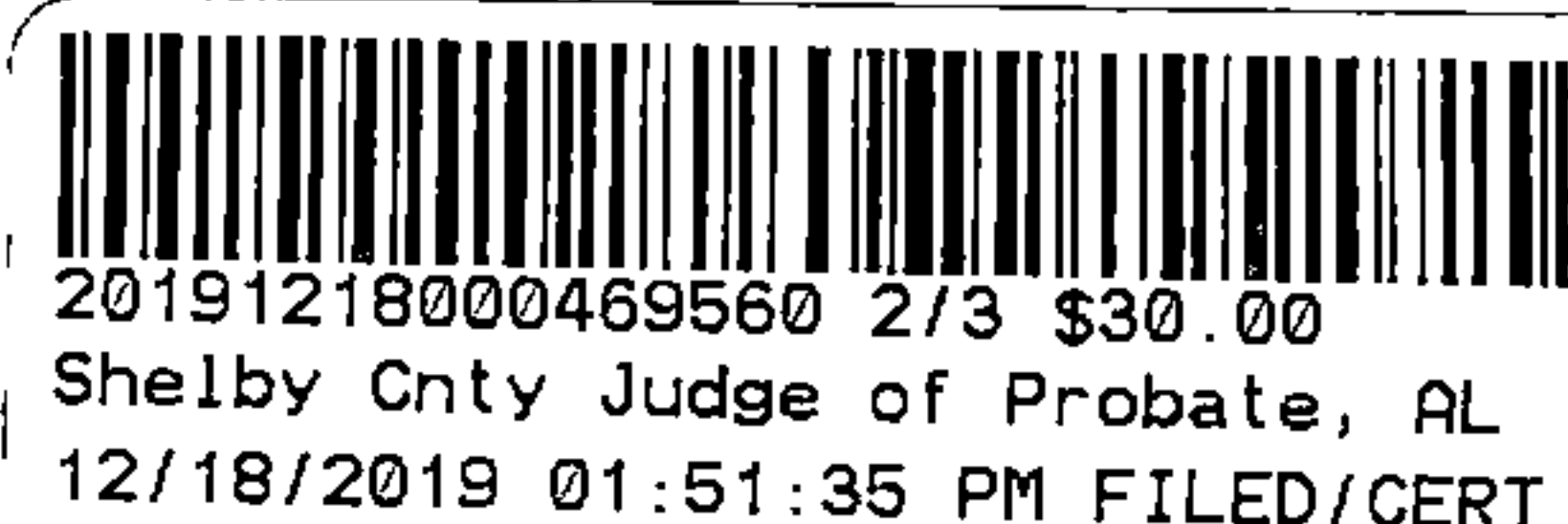
Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the Center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 3 deg. 32 min. 53 sec. West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 deg. 40 min. 20 sec West, , 1292.48 feet to a point in the center of an existing gravel and chert road, said point begin the Point of Beginning of herein described 40 foot easement; thence from said Point of Beginning continue along the center of said easement the following courses: North 38 deg. 24 min. 38 sec. West, 284.20 feet; North 71 deg. 18 min. 28 sec. West, 473.59 feet; South 87 deg. 11 min. 02 sec. West, 248.79 feet; South 51 deg. 52 min. 37 sec. West, 188.06 feet; South 72 deg. 01 min. 05 sec. West, 185.93 feet; South 86 deg. 21 min. 57 sec. West, 287.03 feet; South 59 deg. 15 min. 22 sec. West, 73.17 feet; South 10 deg. 44 min. 14 sec. East, 202.24 feet; South 25 deg. 14 min. 07 sec. West, 143.45 feet; South 55 deg. 14 min. 45 sec. West, 148.56 feet; North 84 deg. 39 min. 28 sec. West, 428.95 feet; North 66 deg. 50 min. 23 sec. West, 314.49 feet; South 83 deg. 21 min. 22 sec. West, 318.01 feet; South 34 deg. 12 min. 40 sec. West, 169.53 feet; South 43 deg. 33 min. 50 sec. West, 186.27 feet; South 20 deg. 01 min. 40 sec. West 136.67 feet; North 81 deg. 47 min. 00 sec. West, 64.16 feet; North 7 deg. 14 min. 28 sec. East, 304.17 feet; North 4 deg. 36 min. 44 sec. West, 191.11 feet; North 8 deg. 11 min 19 sec. East, 206.92 feet; North 8 deg. 58 min. 53 sec. West, 195.50 feet; North 0 deg. 32 min. 09 sec. West, 414.23 feet; North 25 deg. 27 min. 50 sec. West, 111.40 feet; North 37 deg. 17 min. 22 sec. West, 521.14 feet; North 21 deg. 47 min. 52 sec. West, 653.52 feet; North 41 deg. 44 min. 54 sec. West, 207.80 feet; North 27 deg. 31 min. 42 sec. West, 152.04 feet; North 18 deg. 42 min. 05 sec. West, 372.46 feet; North 47 deg. 36 min. 27 sec. West, 248.06 feet; North 61 deg. 24 min. 37 sec. West, 321.39 feet; North 71 deg. 49 min. 39 sec. West, 475.69 feet; North 81 deg. 50 min. 54 sec. West, 246.01 feet; South 51 deg. 40 min. 09 sec. West, 231.93 feet; South 34 deg. 11 min. 48 sec. West, 579.85 feet; South 18 deg. 45 min. 40 sec. West, 334.11 feet; South 32 deg. 33 min. 21 sec. West, 306.38 feet; South 55 deg. 00 min. 03 sec. West, 220.50 feet; North 69 deg. 02 min. 50 sec. West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

A 40 foot INGRESS AND EGRESS EASEMENT being 20.0 feet in equal width on each side of the following described line: Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79° 19' 59" East for a distance of 21.53 feet; thence proceed North 42° 19' 59" West for a distance of 201.67 feet to the centerline of a 15 foot asphalt roadway to the point of beginning of said 40 foot easement. . From this beginning point proceed South 53° 53' 39" West along the centerline of said easement for a distance of 76.94 feet; thence proceed South 58° 19' 30" West along the centerline of said easement for a distance of 64.87 feet; thence proceed South 69° 06' 38" West along the centerline of said easement for a distance of 73.54 feet; thence proceed South 75° 45' 52" West along the centerline of said easement for a distance of 217.28 feet; thence proceed South 80° 12' 16" West along the centerline of said easement for a distance of 329.10 feet; thence proceed South 88° 10' 27" West along the centerline of said easement for a distance of 168.41 feet; thence proceed North 84° 04' 41" West along the centerline of said easement for a distance of 88.36 feet; thence proceed North 62° 44' 00" West along the centerline of said easement for a distance of 90.77 feet; thence proceed North 46° 52' 00" West along the centerline of said easement for a distance of 78.06 feet; thence proceed North 31° 55' 15" West along the centerline of said easement for a distance of 105.40 feet to the point of termination of said easement.

Mineral and mining rights excepted.



Real Estate Sales Validation Form

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

Grantor's Name James Corley Parsons and
Jason Thomas Parsons, Trustees

Mailing Address of the South Oak Trust
518 Willow Oaks Circle
Vestavia Hills, AL 35226

Grantee's Name Jason Thomas Parsons

Mailing Address 535 Sheffield Way
Birmingham, AL 35242

Property Address One South Oak Drive
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 873,000.00



20191218000469560 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/18/2019 01:51:35 PM FILED/CERT

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

☐ Tax Assessor's Notice

Conveyance pursuant to testamentary Estate of James T. Parsons, deceased
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 12.12.19

Print A. Eric Johnston

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1