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03/30/2020 03:27:51 PM
DEEDS 1/9

THIS INSTRUMENT PREPARED BY:
Denise W. Killebrew
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th 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

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 27th day of March, 2020, 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, the Trustee of the James T. Parsons Management Trust dated August 15, 1999, sole beneficiary, and as the Trustees and sole beneficiaries 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 an easement and right of ingress and egress and any other needed access to all of the property shown on Exhibit B for purposes of engaging in any all customary pre-development activities, including, without limitation, surveying, engineering and other diligence activities.

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 C 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:

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
#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: \$2,607,163.00

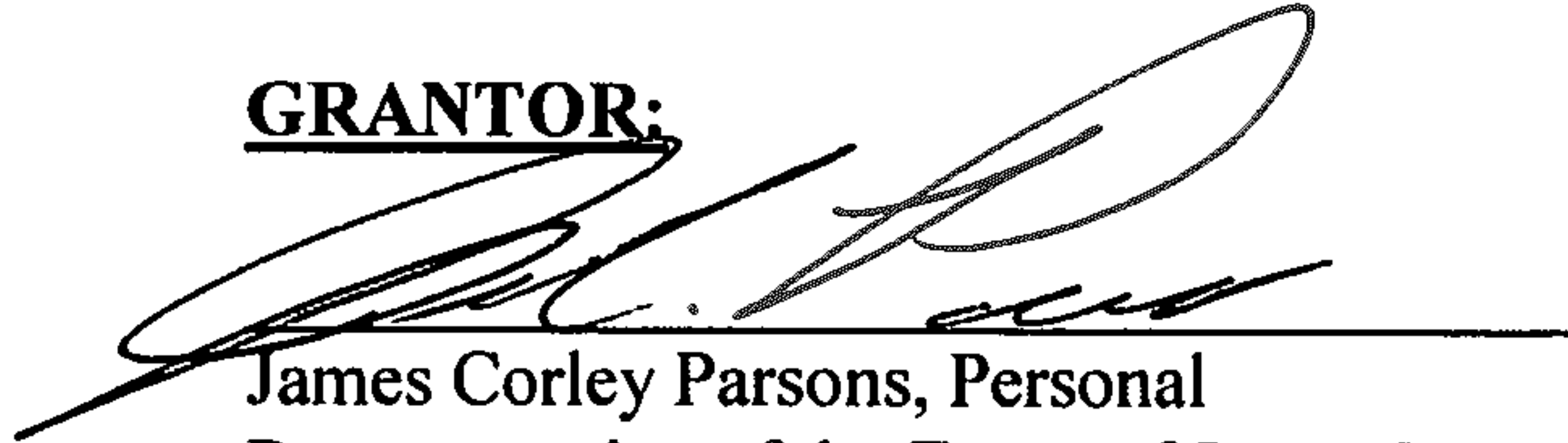
The Value of the Property can be verified by the Capital Contribution stated in the Grantee's Operating Agreement.

The Grantor agrees that this Statutory Warranty Deed shall be amended and restated upon Grantee's written request following the approval by all applicable governmental authorities of a subdivision plat affecting the Property.

[Signature appears on following page.]

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

GRANTOR:



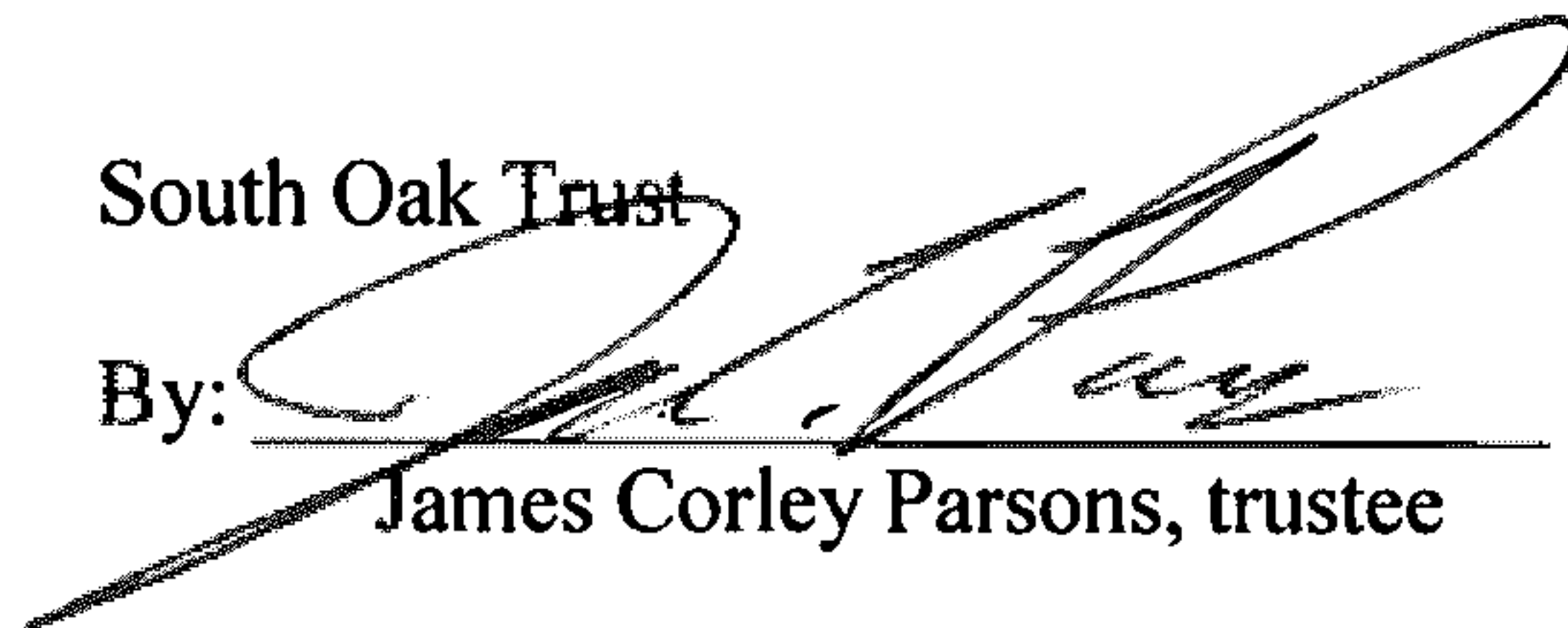
James Corley Parsons, Personal
Representative of the Estate of James T.
Parsons, deceased, Probate Case #PR2019-
000733, Shelby County, Alabama, the
Trustee of the James T. Parsons Management
Trust dated August 15, 1999, sole beneficiary



Jason Thomas Parsons, Personal
Representative 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

South Oak Trust

By:



James Corley Parsons, trustee

South Oak Trust

By:



Jason Thomas Parsons, trustee

STATE OF ALABAMA)

SHELBY COUNTY)

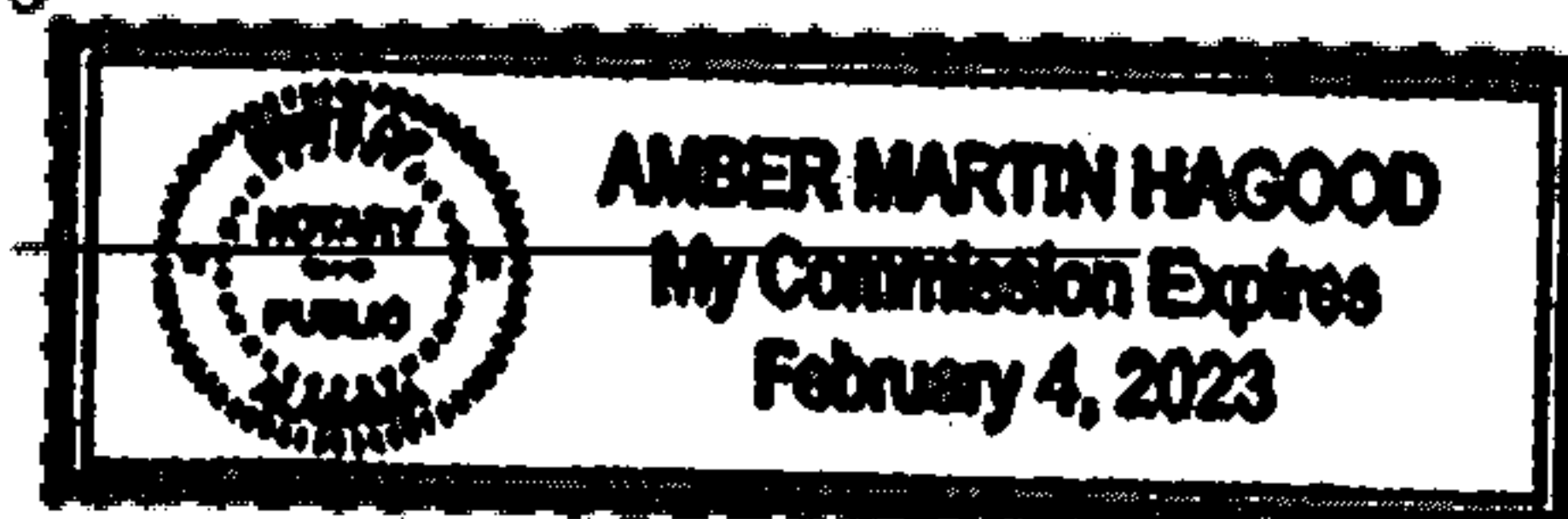
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Corley Parsons, Personal Representative of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, the Trustee of the James T. Parsons Management Trust dated August 15, 1999, sole beneficiary and Trustee of South Oak Trust, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Personal Representative 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 27th day of March, 2020.

Amber Martin Hagood
Notary Public

[NOTARIAL SEAL]

My Commission Expires:



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, the Trustee of the James T. Parsons Management Trust dated August 15, 1999, sole beneficiary and Trustee of South Oak Trust, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Personal Representative 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 27th day of March, 2020.

Amber Martin Hagood
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

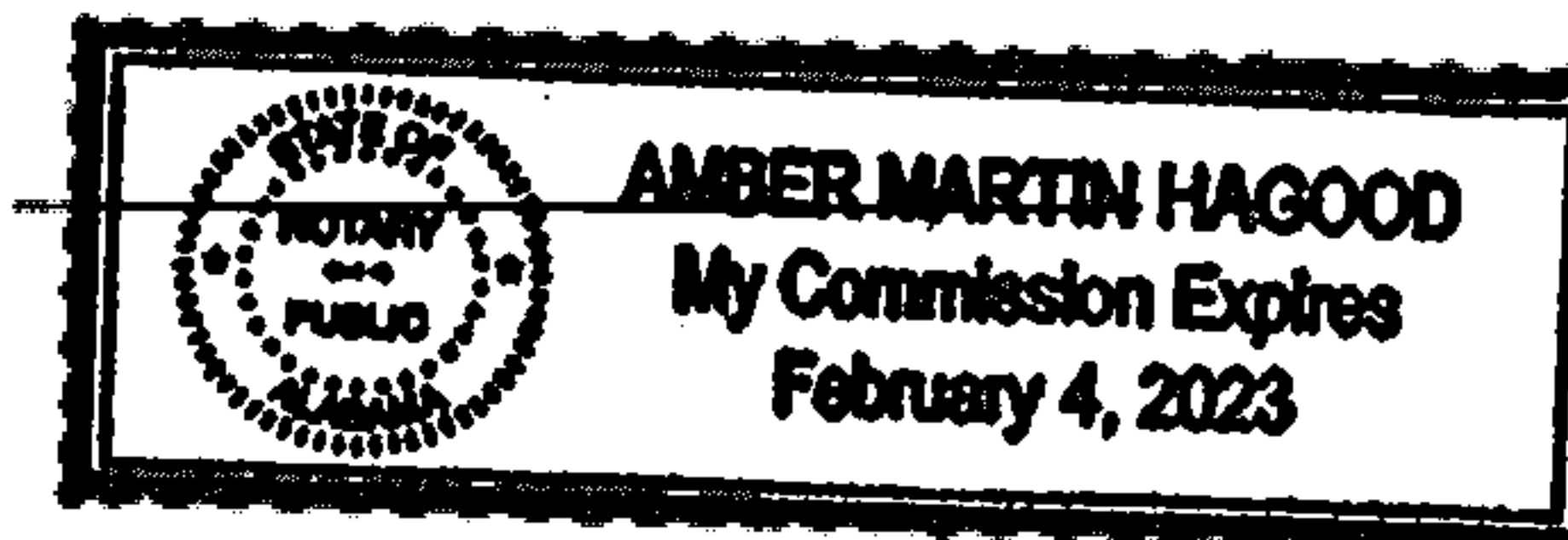


EXHIBIT A

LEGAL DESCRIPTION

All of that property outlined on the survey attached as Exhibit A- 1 containing 143.1 acres +/- to be known as Phase I of Southoak Subdivision.

Less and Except:

Lot 3 of Parson's Southoak Subdivision recorded on July 31, 2008 in Map Book 40, Page 48, Instrument No. 20080731000307660 in the Judge of Probate's Office, Shelby County, Alabama.

EXHIBIT B
EASEMENT AND RIGHT OF INGRESS AND EGRESS

Easement Area is shown on the attached Exhibit B-1

EXHIBIT C
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2020 and all subsequent years, which are not yet due and payable.
2. Easement from Daniel Oak Mountain Limited Partnership to Dantract, Inc. for utilities and ingress and egress across the existing easement from the Bellsouth Mobility Tower to the Water Works Board easements and on to Hugh Daniel Drive, as recorded in Real 265, Page 368.
3. Easement from Charles M. Daniel to Daniel Oak Mountain Limited Partnership as recorded in Real 265, Page 361.
4. Right of way granted to the Water Works Board of the City of Birmingham recorded in Real 301, Page 115 and Real 301, Page 123.
5. Easements to Shelby County, Alabama as recorded in Book 206, Page 907; Book 206, Page 910 and Book 206, Page 914.
6. Covenants and agreements for water service as set out in an agreement recorded in Real 235, Page 574 as amended in Inst. 1994-21556; Inst. No. 1994-26397 and Inst. No. 1994-26399.
7. Subject to final decree in condemnation case as set out in Lis Pendens recorded in Book 226, Page 473.
8. Residential Driveway Easement Agreement recorded in Real 364, Page 188.
9. Covenants, Conditions and Restrictions appearing of record in Misc 12, Page 845; Misc 12, Page 852; Misc 15, Page 844; Volume 265, Page 96 and Volume 265, Page 109.
10. Easements and right of ways conveyed in Inst. No. 20090507000171310 and Inst. No. 20080808000320110.
11. Agreement between Daniel Oak Mountain and Shelby Cable, Inc. as recorded in Real 350, Page 545.
12. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
13. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414; Inst. No. 1994-34842; Inst. No. 20080812000324200; Inst. No. 20081215000464770; Real 305, Page 637; Real 340, Page 23 and Real 338, Page 636.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2020 03:27:51 PM
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20200330000124950

Allen S. Bayl