

THIS INSTRUMENT PREPARED BY:
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420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

20210211000070850
02/11/2021 09:11:39 AM
CERTIFICATE 1/6

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

CERTIFICATE OF THE ARCHITECTURAL REVIEW COMMITTEE OF SOUTH OAK
SUBDIVISION

THIS CERTIFICATE OF THE ARCHITECTURAL REVIEW COMMITTEE OF SOUTH OAK SUBDIVISION (this “**Certificate**”) has been executed this 10th day of February, 2021, by the ARCHITECTURAL REVIEW COMMITTEE OF SOUTH OAK SUBDIVISION (the “**Architectural Review Committee**”).

A. Reference is made to that certain Declaration of Easements, Covenants, Conditions and Restrictions for South Oak Subdivision dated February 10, 2021, made by Dominion South Oak, LLC (“**Declarant**”), recorded in Instrument No. 20210210000069430 in the Office of the Judge of Probate of Shelby County, Alabama (the “**Declaration**”). Unless otherwise defined herein, all capitalized terms shall have the respective meanings assigned to such terms in the Declaration.

B. Richard C. Duell, III and Marsha K. Duell (collectively, the “**Duells**”) are the owners of Lot 9 of South Oak Subdivision, as more particularly described on Exhibit A attached hereto (“**Lot 9**”).

C. The Architectural Review Committee hereby certifies the following matters with respect to Lot 9:

1. The existing improvements and landscaping located on Lot 9 as of the date of this Certificate are approved, and shall be grandfathered in perpetuity as to the requirements of the Declaration and the Architectural Standards, as they may hereafter be amended.

2. Upon submittal for review and approval of such plans by the Architectural Review Committee in accordance with the Declaration, the Duells shall be entitled to construct any additions, replacements, and repairs to the existing improvements located on Lot 9, and to construct a detached guest house or other detached building or other improvements on Lot 9 as permitted under the Declaration, provided that they are consistent with the style of the exterior of the existing house on Lot 9 and other existing improvements on the Lot 9, notwithstanding the fact that they may not be consistent with


the Architectural Standards. For purposes hereof, the term “style” shall include but not be limited to color scheme, material and finish, proportions, style of architecture, pitch and composition of roof, building setback lines, and height, exterior lighting, and types of plants and other materials used for landscaping.

3. This Certificate shall evidence a perpetual variance from the Declaration and Architectural Standards consistent with (1) and (2) above, pursuant to Section 5.15 of the Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, this Certificate has been executed as of the date and year first written above.

ARCHITECTURAL REVIEW COMMITTEE:



Allan Worthington

STATE OF ALABAMA)

SHELBY COUNTY)

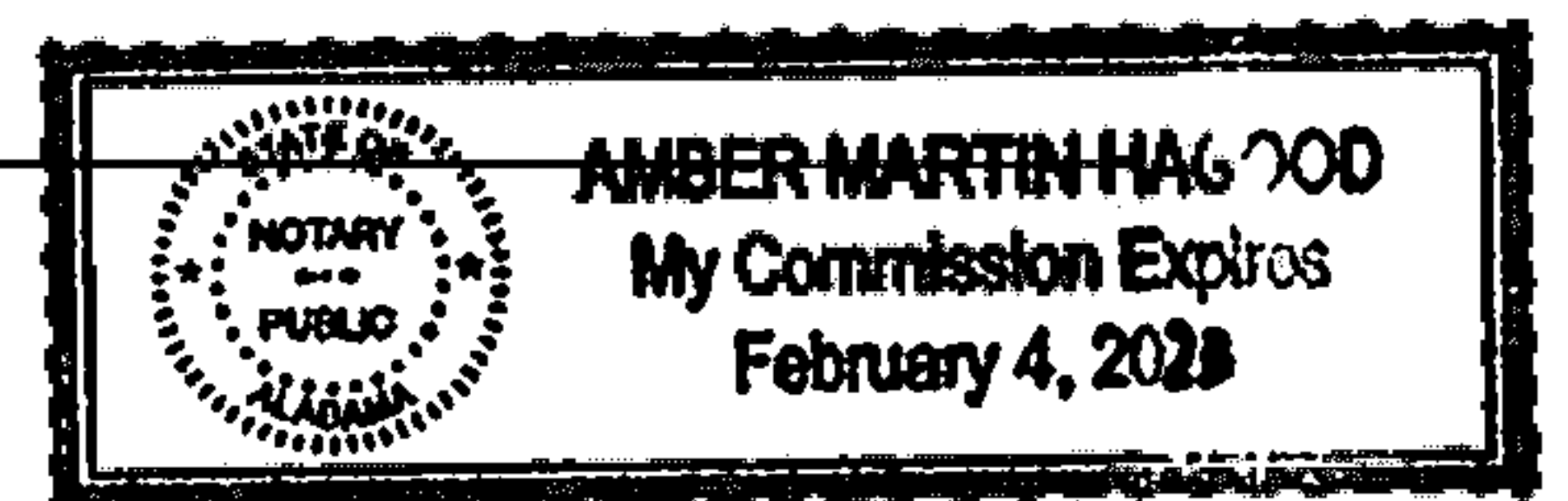
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allan Worthington**, is signed to the foregoing Certificate and who is known to me, acknowledged before me on this day that, being informed of the contents of said Certificate, s/he executed the same as his/her voluntary act and deed, on the day the same bears date.

Given under my hand and seal this the 10 day of FEBRUARY, 2021.


Notary Public

[NOTARIAL SEAL]

My Commission Expires:



IN WITNESS WHEREOF, this Certificate has been executed as of the date and year first written above.

ARCHITECTURAL REVIEW COMMITTEE:

La Barrett
Lauren Barrett

STATE OF ALABAMA)

Jefferson COUNTY)

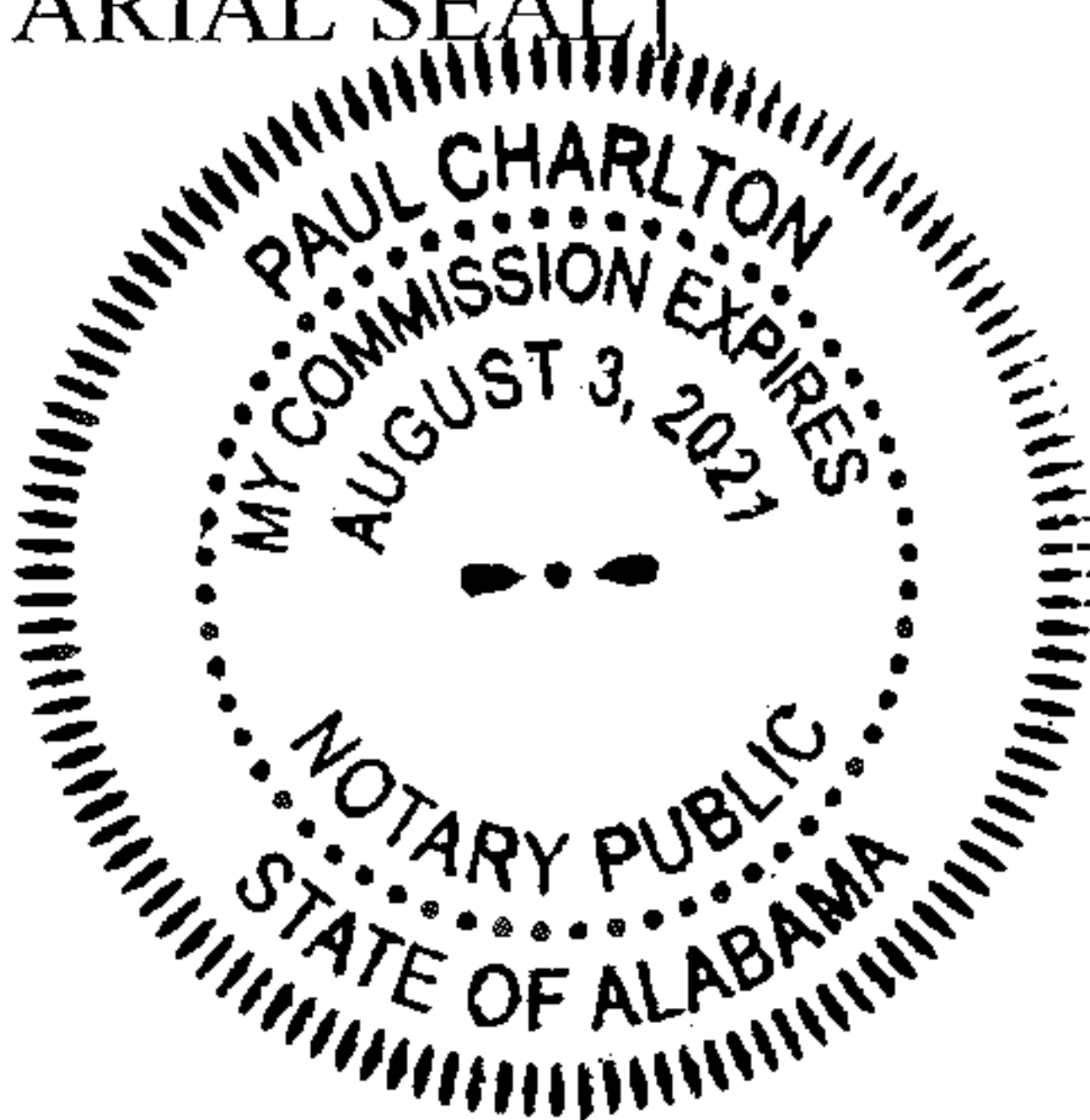
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lauren Barrett** is signed to the foregoing Certificate and who is known to me, acknowledged before me on this day that, being informed of the contents of said Certificate, s/he executed the same as his/her voluntary act and deed, on the day the same bears date.

Given under my hand and seal this the 9th day of February, 2021.

Paul Charlton
Notary Public

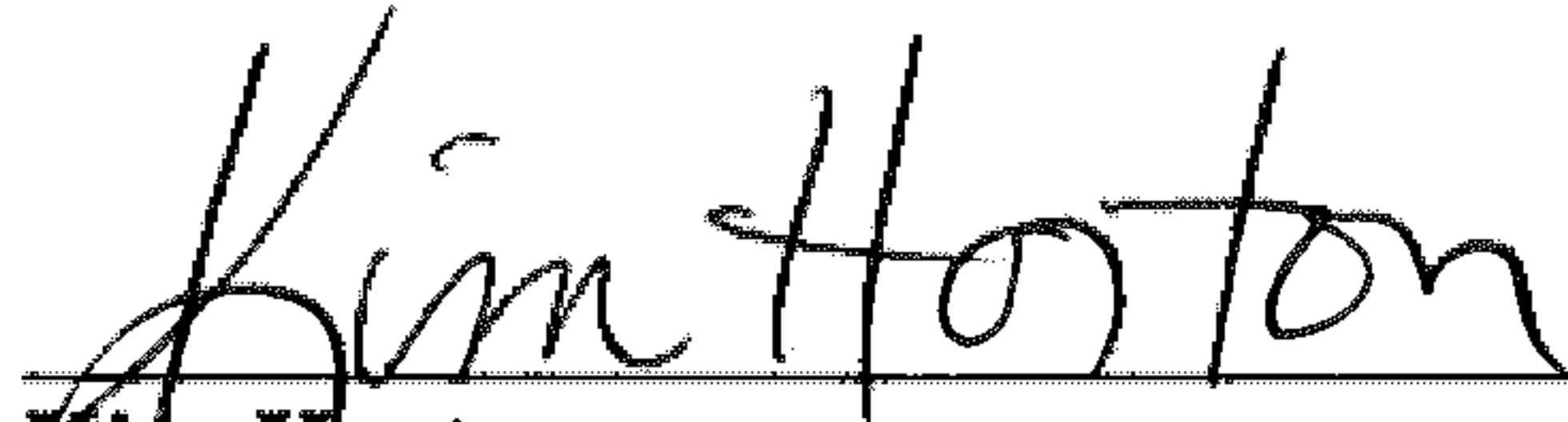
[NOTARIAL SEAL]

My Commission Expires: 8-3-2021



IN WITNESS WHEREOF, this Certificate has been executed as of the date and year first written above.

ARCHITECTURAL REVIEW COMMITTEE:




Kim Horton

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim Horton**, is signed to the foregoing Certificate and who is known to me, acknowledged before me on this day that, being informed of the contents of said Certificate, s/he executed the same as his/her voluntary act and deed, on the day the same bears date.

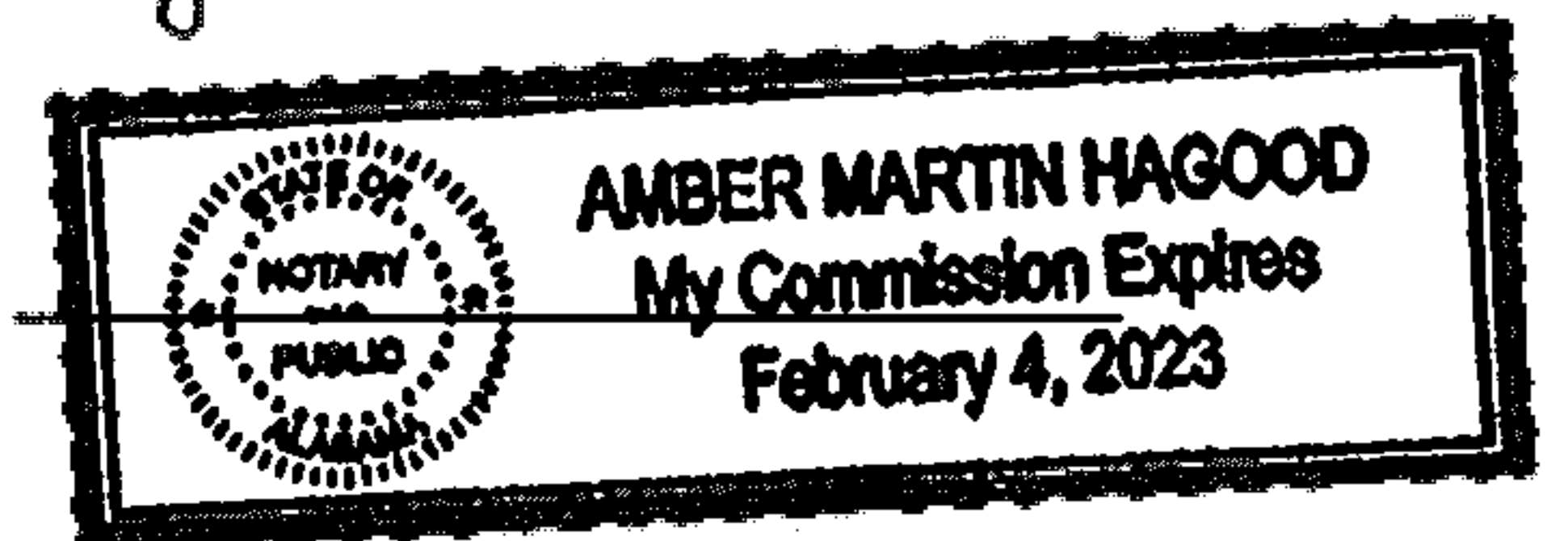
Given under my hand and seal this the 10 day of FEBRUARY, 2021.



Notary Public

[NOTARIAL SEAL]

My Commission Expires:



20210211000070850 02/11/2021 09:11:39 AM CERTIFICATE
6/6

Exhibit A

Lot 9 of South Oak Subdivision, according to the Final Plat of South Oak Phase 1, as recorded in Map Book 53, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

6136933.v3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2021 09:11:39 AM
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Allen S. Bayl