

20210217000078700
02/17/2021 11:20:11 AM
DEEDS 1/6

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:
Richard and Marsha Duell
400 South Oak Lane
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this 16th day of February, 2021, by DOMINION SOUTH OAK, LLC, an Alabama limited liability company (collectively, "**Grantor**") to RICHARD C. DUELL, III and MARSHA K. DUELL, as joint tenants with full rights of survivorship and not as tenants in common ("**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, Grantor does by these presents grant, bargain, sell and convey unto Grantee, as joint tenants with full rights of survivorship and not as tenants in common, its 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, unto the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, in fee simple, forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, and their successors and assigns, that Grantor, its successors and assigns, shall warrant and defend the same to Grantee, and their 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.

This Deed is being given in connection with a separate statutory warranty deed granted by Grantee to Grantor immediately prior to the execution of this Deed for Lot 3 of Parson's Southoak Subdivision recorded on July 31, 2008 in Map Book 40, Page 48, in the Judge of Probate's Office, Shelby County, Alabama ("Lot 3"). The Property contains a portion of Lot 3.

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

Richard C. Duell, III and
Marsha K. Duell
400 South Oak Lane
Birmingham, AL 35242

Property Address: 400 South Oak Lane
Birmingham, AL 35242

Market Value: \$198,566.85

The value is an approximation based on the assessor's land value of Lot 3. No vertical improvements are being conveyed hereby.

[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:

DOMINION SOUTH OAK, LLC,
a Delaware limited liability company

By: _____

Name: ALLAN WORTHINGTON

Its: AUTHORIZED REPRESENTATIVE

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, whose name as AUTHORIZED REPRESENTATIVE of Dominion South Oak, LLC, a Delaware limited liability company, 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 said instrument, he/she, in his/her capacity as such AUTHORIZED REPRESENTATIVE and with full authority, executed the same voluntarily for and as the act of limited liability company on the day the same bears date.

Given under my hand this the 12TH day of February, 2021.

[NOTARIAL SEAL]

Amber Martin Hagood

Notary Public

My Commission Expires

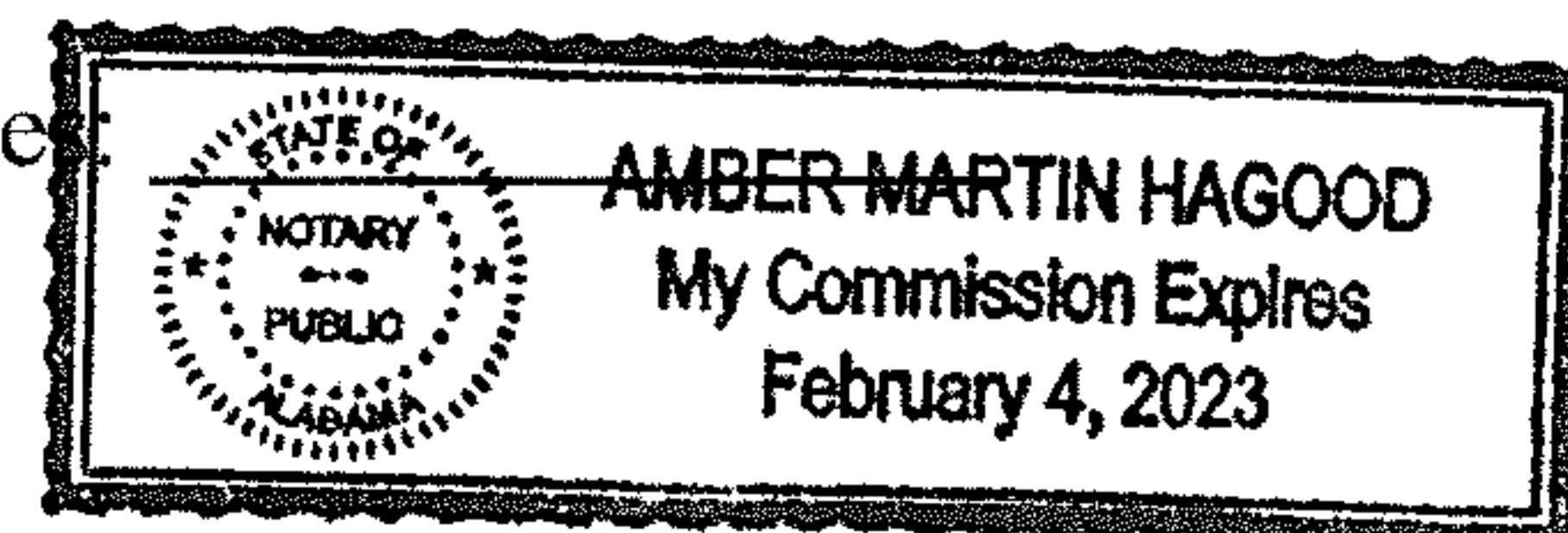


EXHIBIT A

LEGAL DESCRIPTION

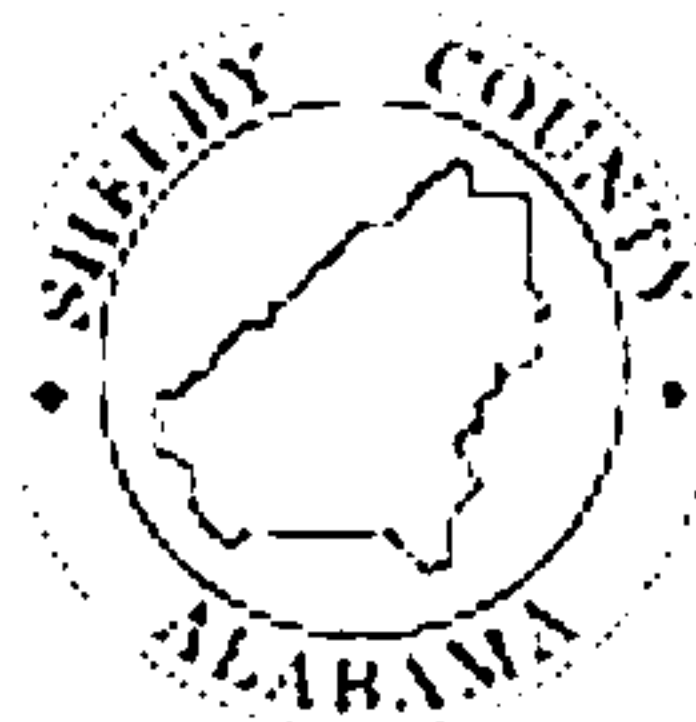
Lot 9, according to the Final Plat of South Oak Phase 1, as recorded in Map Book 53, Page 96A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2021 and all subsequent years, which are not yet due and payable.
2. All matters that would be revealed by a current and accurate survey of the Property.
3. Easement(s) as shown on Map Book 40, Page 48 and easement(s), building line(s) and restriction(s) as shown on Map Book 53, Page 96 A & B.
4. 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.
5. 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.
6. Covenants and Conditions contained in Residential Driveway Easement Agreement recorded in Real 364, Page 188.
7. Covenants, Conditions and Restrictions appearing of record in Volume 265, Page 96 and Volume 265, Page 109.
8. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
9. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414 and Inst No. 20080812000324200.
10. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20200902000388120. And Inst. No. 20200902000388130.
11. Mortgage from Richard C. Duell III and Marsha K. Duell to Servis First Bank dated May 18, 2009, recorded as Instrument 20090601000204940, as modified by that certain Modification of such Mortgage recorded simultaneously herewith.
12. Mortgage from Richard C. Duell III and Marsha K. Duell to Synovus Bank dated December 10, 2018, recorded as Instrument 20190102000000030, as modified by that certain Modification of such Mortgage recorded simultaneously herewith.
13. Covenants, conditions, easements, restrictions, building requirements, ARC standards, dues, and assessments as contained in South Oak Declaration Conditions and Restrictions as recorded in Inst. No. 2021021000069430, as amended by that certain First Amendment to Declaration of Easement, Covenants, Conditions and Restrictions for South Oak Subdivision as recorded in Inst. No. 20210212000075200, as modified by

Certificate of the Architectural Review Committee of South Oak Subdivision recorded as Instrument 20210211000070850.

14. 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.
15. Right of way to Water Works and Sewer Board of the City of Birmingham recorded in Inst. No. 20210108000613460.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2021 11:20:11 AM
\$236.00 CHARITY
20210217000078700

Allie S. Bayl