


THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, Alabama 35223


20210222000087700 1/5 \$484.00
Shelby Cnty Judge of Probate, AL
02/22/2021 02:12:09 PM FILED/CERT

Send Tax Notice To:
Victor Guarisco, II
Malynda M. Guarisco
5612 Canongate Lane
Shoal Creek, AL 35242-6431

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 18th day of February, 2021, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to Victor Guarisco, II and Malynda M. Guarisco, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, (hereinafter referred to as the "**Grantees**").

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 Grantees 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 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, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, 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, forever

Grantor does for its successors and assigns, covenant with Grantees, their heirs, administrators, executors, successors and assigns, that Grantor, its successors and assigns, shall warrant and defend the same to Grantees, their heirs, administrators, executors, 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:

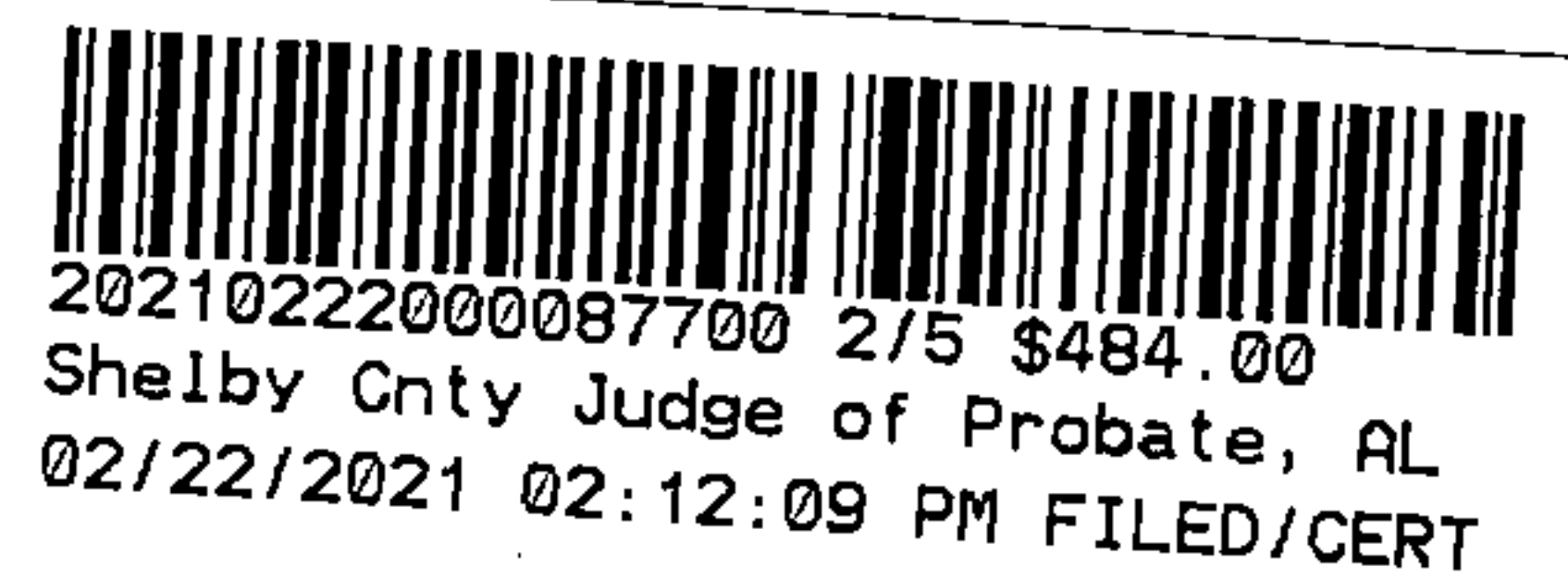
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Dominion South Oak, LLC 1200 Corporate Drive, Suite 225 Birmingham, Alabama 35242	Victor Guarisco, II and Malynda M. Guarisco 5612 Canongate Lane Shoal Creek, AL 35242-6431

Property Address: 326 South Oak Trail
Birmingham, AL 35242

Purchase Price: \$450,000.00

The Purchase Price can be verified by the Closing Statement.

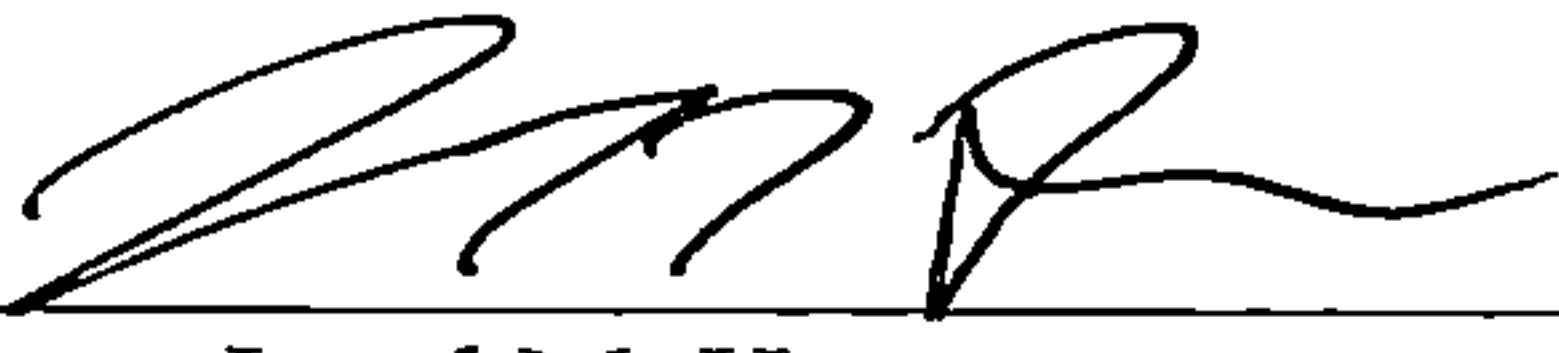
[Signature appears on following page.]



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

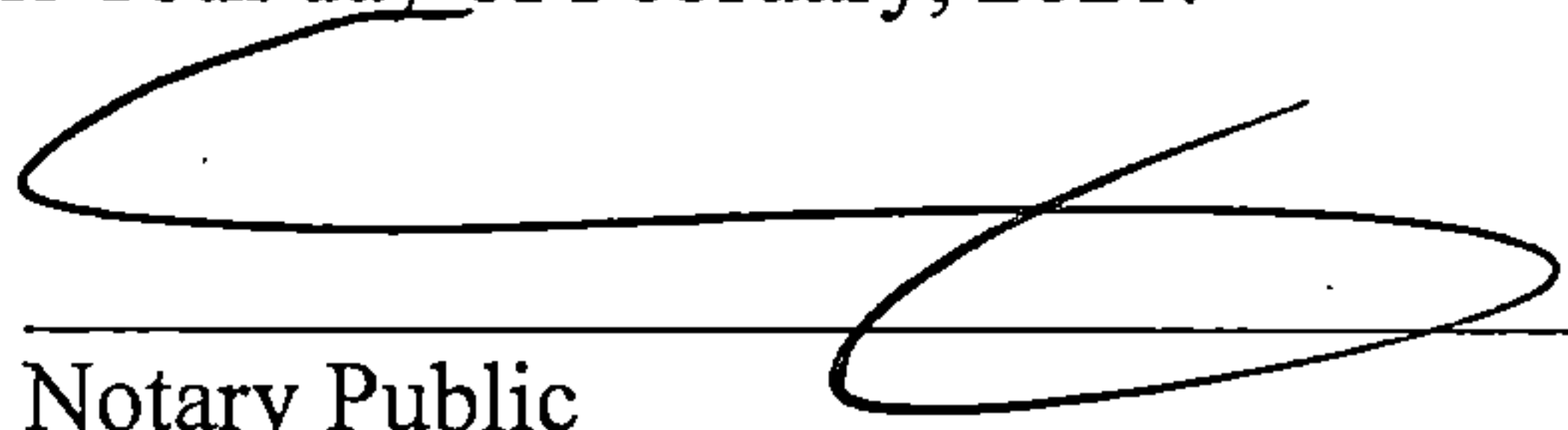
By: 
Name: Jared M. Hauser
Its: Authorized Agent

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jared M. Hauser as Authorized Agent of Dominion South Oak, LLC, a Delaware limited liability company, 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 Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

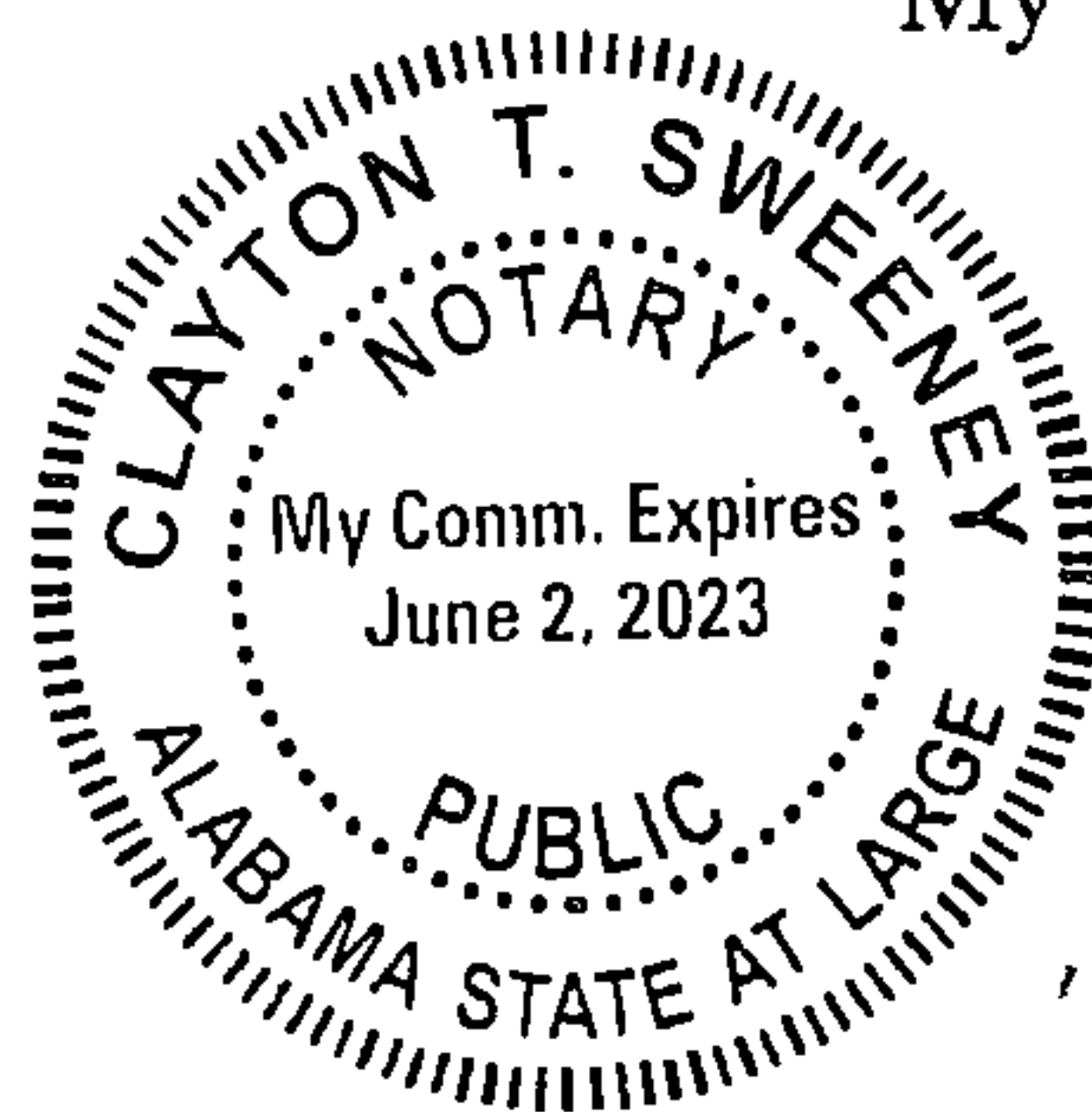
Given under my hand and seal this the 18th day of February, 2021.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: 06-02-2023



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EXHIBIT A

LEGAL DESCRIPTION

Lot 11, according to the Survey of South Oak, Phase I, as recorded in Map Book 53, Page 96 A and B, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways and Common Areas all as more particularly described in the Declaration of Easements, Covenants, Conditions and Restrictions for South Oak Subdivision, recorded as Instrument No. 20210210000069430; First Amendment to Declaration as recorded in Instrument No. 20210212000075200 and Acknowledgment, Consent and Joinder to Declaration and Grant of Easement as recorded in Instrument No. 20210212000075210, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Together with a non-exclusive easement over a part of Common Area Lot CA-3 according to the survey of South Oak Phase 1 as recorded in Map Book 53, Pages 96 A & B in the Office of the Judge of Probate of Shelby County, Alabama situated in the Southwest quarter of Section 23, Township 18 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at an ALA ENG capped iron that is the Easternmost lot corner of lot 11 according to said survey of South Oak Phase 1, said lot corner being a common corner with Common Area Lot CA-3 according to said survey of South Oak Phase 1 and run in a Southwesterly direction along the common lot line between said lots 11 and CA-3 for a distance of 169.24 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 126.59 feet; thence leaving said common lot line turn an interior angle to the right of 90°00'00" and run in a Southeasterly direction for a distance of 16.50 feet; thence turn an interior angle to the right of 106°26'14" and run in a Northeasterly direction for a distance of 100.71 feet; thence turn an interior angle to the right of 163°33'46" and run in a Northeasterly direction for a distance of 30.00 feet; thence turn an interior angle to the right of 90°00'00" and run in a Northwesterly direction for a distance of 45.00 feet to the POINT OF BEGINNING.



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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. Covenants, conditions, easements, restrictions, building requirements, ARC standards, dues and assessments as contained in the South Oak Declaration of Conditions and Restrictions, as recorded as Instrument No. 20210210000069430; First Amendment recorded in Inst. No. 20210212000075200 and acknowledgment, consent and joinder to Declaration and Grant of Easement recorded in Inst. No. 20210212000075210, in the Office of the Judge of Probate of Shelby County.
3. Easements, building lines, restrictions, and buffers as shown on Map Book 15, Page 56, Map Book 40, Page 48 and Map Book 53, Page 96 A and 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. Residential Driveway Easement Agreement recorded in Real 364, Page 188.
7. 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, as superseded by Volume 265, Page 109.
8. 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.
9. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
10. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414; Inst. No. 1994-34842; Inst. No. 20080812000324200; Real 340, Page 23 and Real 338, Page 63.
11. Right of way granted to Alabama Power Company recorded in Inst. No. 20200902000388120 and Inst. No. 20200902000388130.
12. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 20210108000613460.



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