

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

Send Tax Notice To:
Gail Livingston Mills
Ted A. Mills
10452 County Road 44
Cedar Bluff, AL 35959



20210622000303650 1/5 \$384.00
Shelby Cnty Judge of Probate, AL
06/22/2021 12:40:09 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 17th day of June, 2021, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to Gail Livingston Mills and Ted A. Mills, 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

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State of Alabama
Deed Tax: \$350.00

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

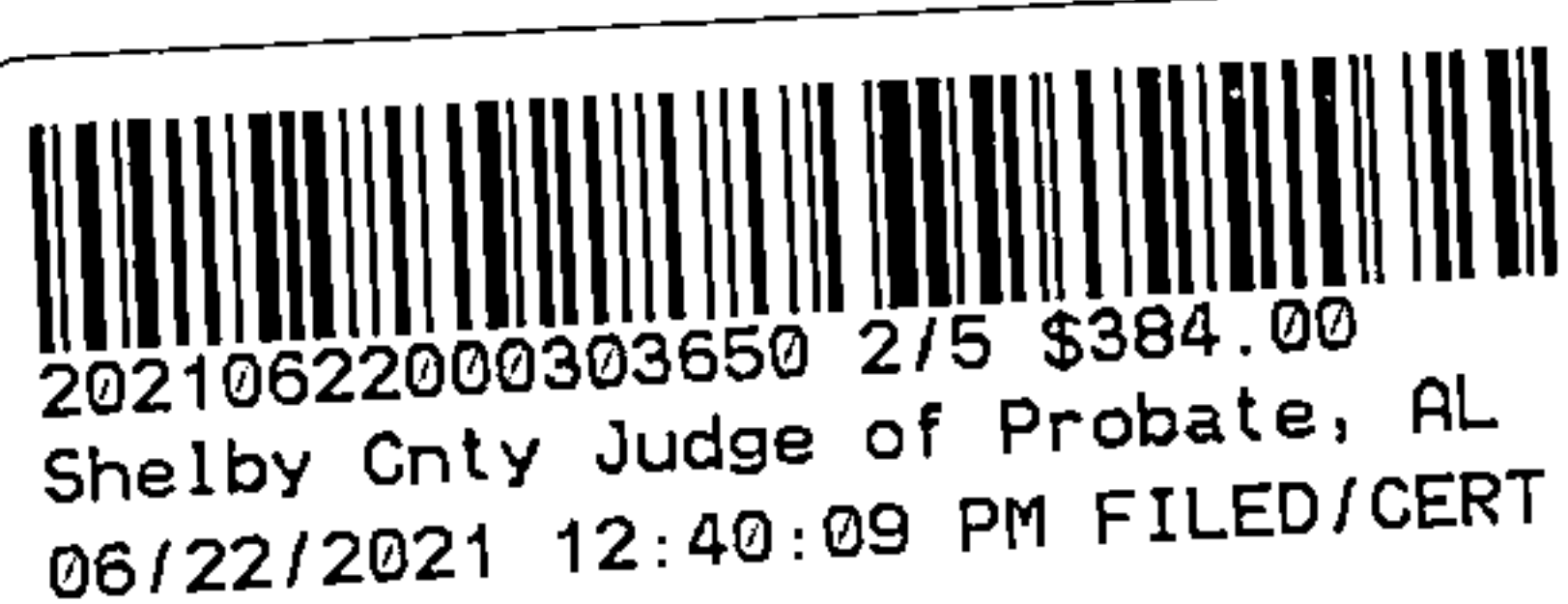
Gail Livingston Mills and Ted A. Mills
10452 County Rd 44
Cedar Bluff, AL 35959

Property Address: 432 South Oak Lane
 Birmingham, AL 35242

Purchase Price: \$350,000.00

The Purchase Price can be verified by the Closing Statement.

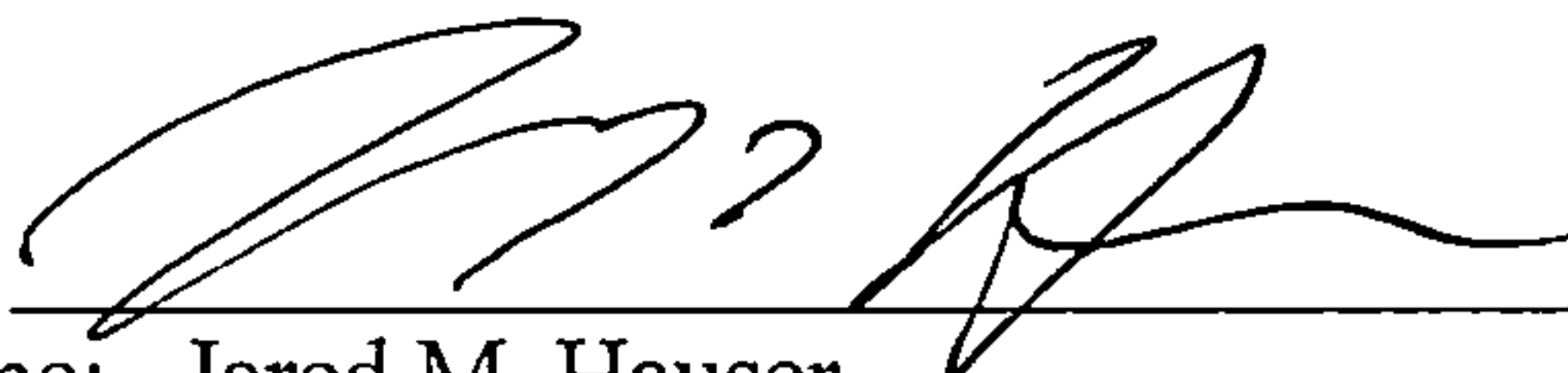
[Signature appears on following page.]



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

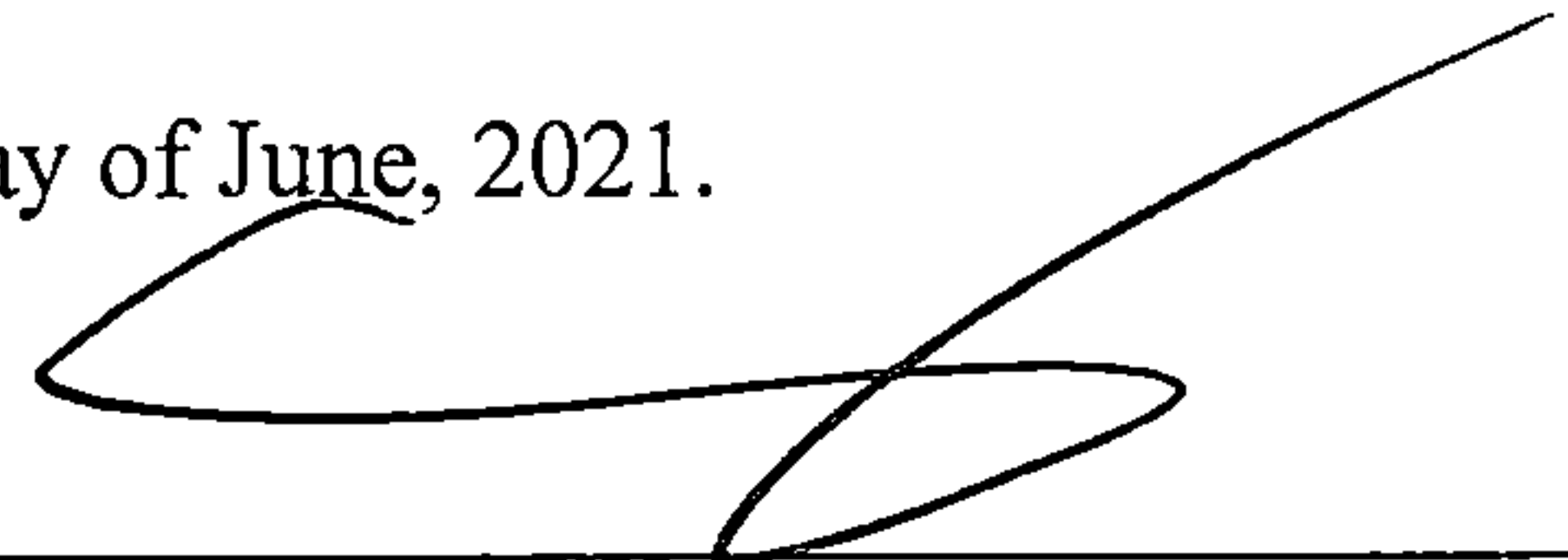
By: 
Name: Jared M. Hauser
Its: Authorized Agent

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.

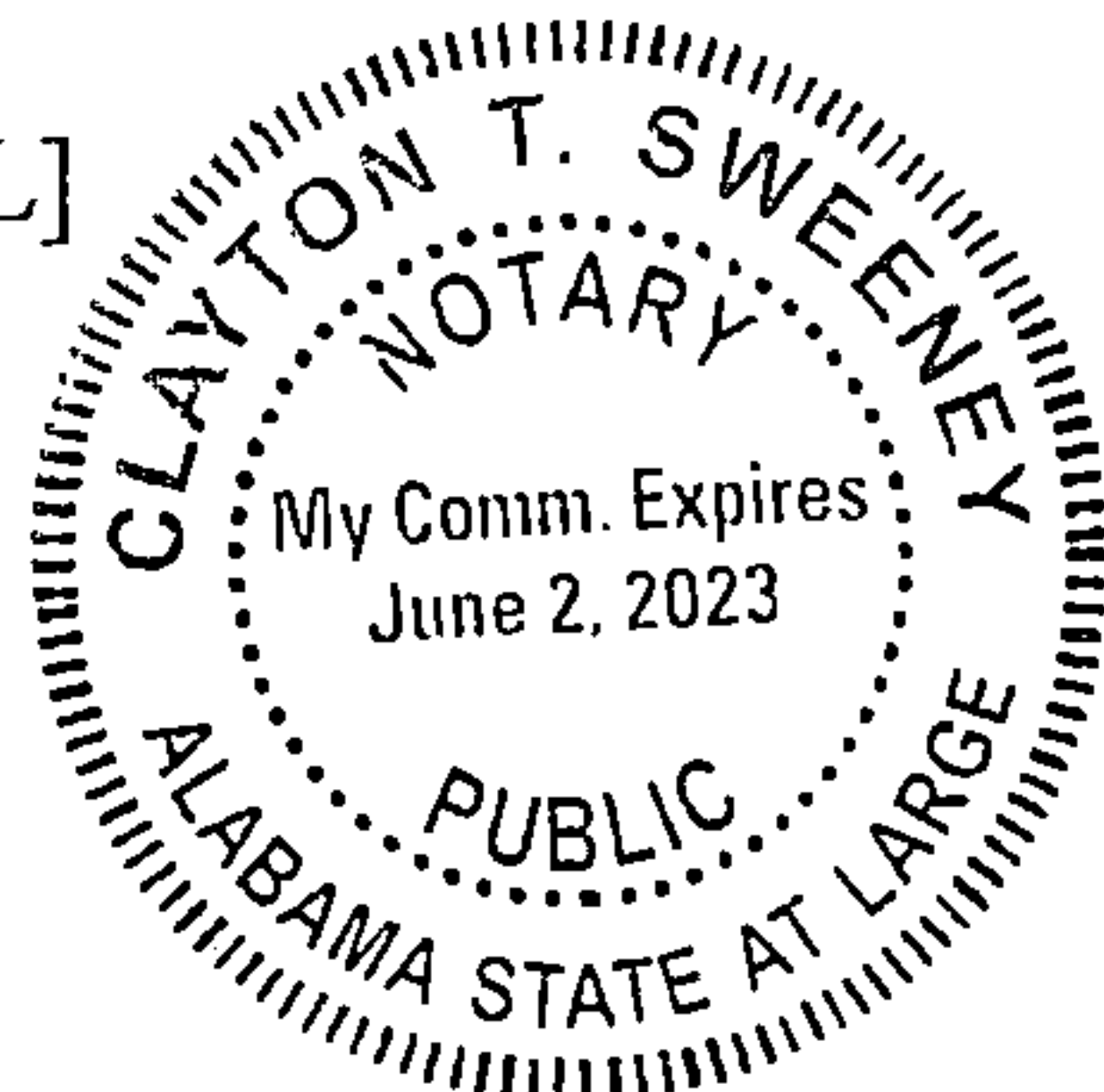
Given under my hand and seal this the 17th day of June, 2021.



Notary Public

My Commission Expires: 06-02-2023

[NOTARIAL SEAL]



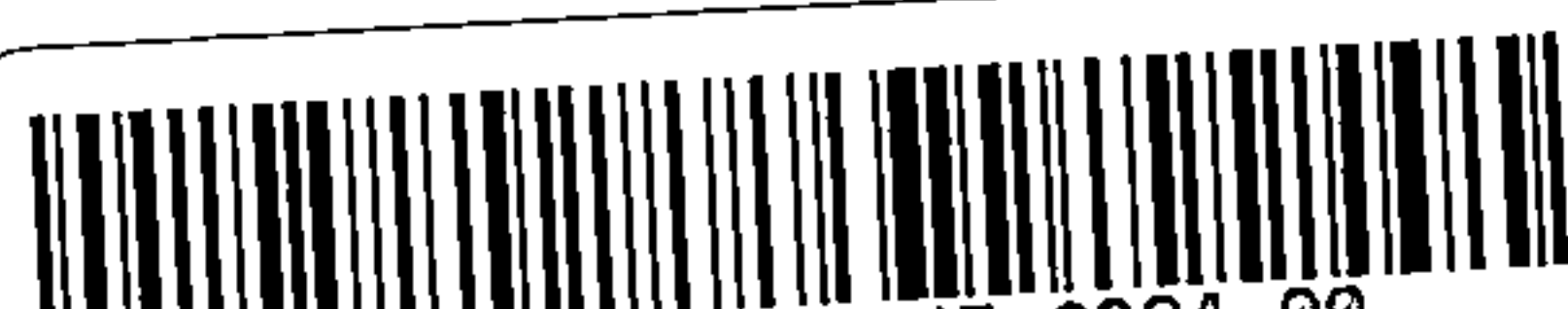

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EXHIBIT A

LEGAL DESCRIPTION

Lot 5, 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").



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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 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. Covenants, Conditions and Restrictions appearing of record in Volume 265, Page 96 and Volume 265, Page 109.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
8. 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.
9. Right of way granted to Alabama Power Company recorded in Inst. No. 20200902000388120 and Inst. No. 20200902000388130.
10. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 20210108000613460.

