


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


20220203000049830 1/5 \$384 00
Shelby Cnty Judge of Probate, AL
02/03/2022 11 35 22 AM FILED/CERT

Send Tax Notice To
Charles Scott Stone
Christina F Stone
89 Hawthorn Street
Birmingham, AL 35242

Shelby County, AL 02/03/2022
State of Alabama
Deed Tax \$350 00

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 26th day of January, 2022, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to Charles Scott Stone and Christina F Stone, 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

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended

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

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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

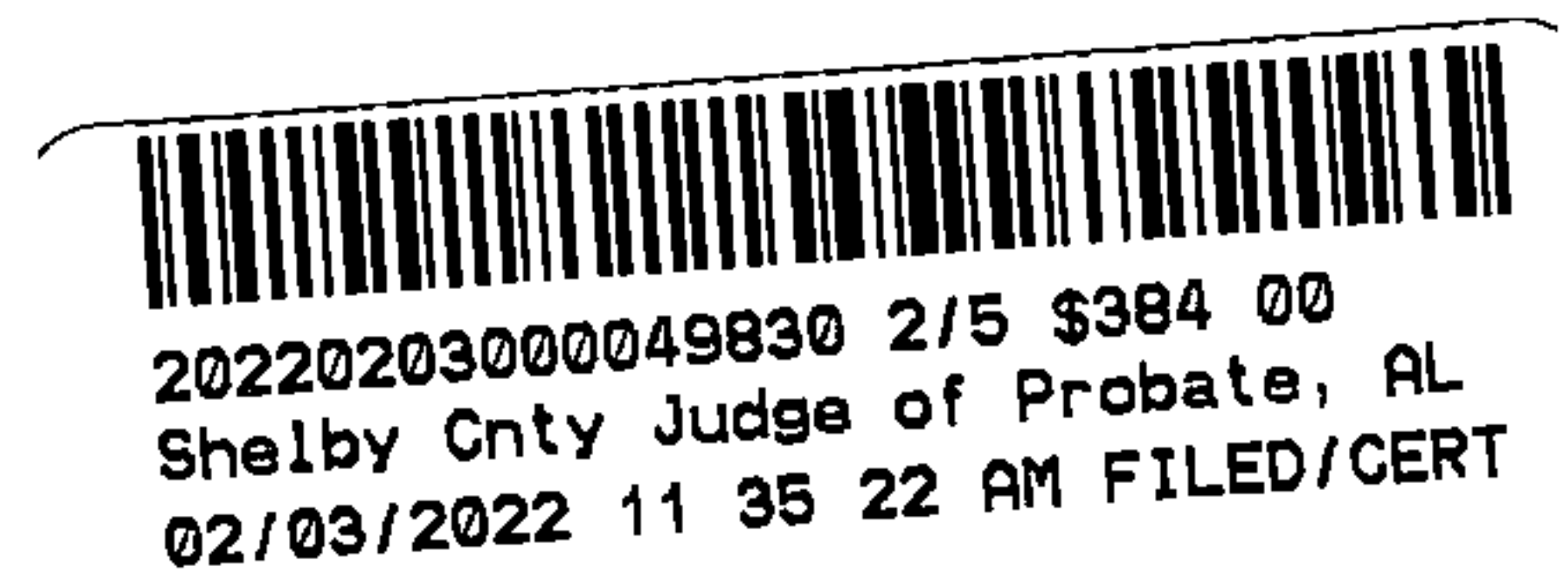
Pursuant to the provisions of Ala Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1

| Grantor's Name and Mailing Address | Grantee's Name and Mailing Address |
|---|---|
| Dominion South Oak, LLC 1200 Corporate Drive, Suite 225 Birmingham, Alabama 35242 | Charles Scott Stone and Christina F Stone 89 Hawthorn Street Birmingham, AL 35242 |
| Property Address | 333 Southoak Trail 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

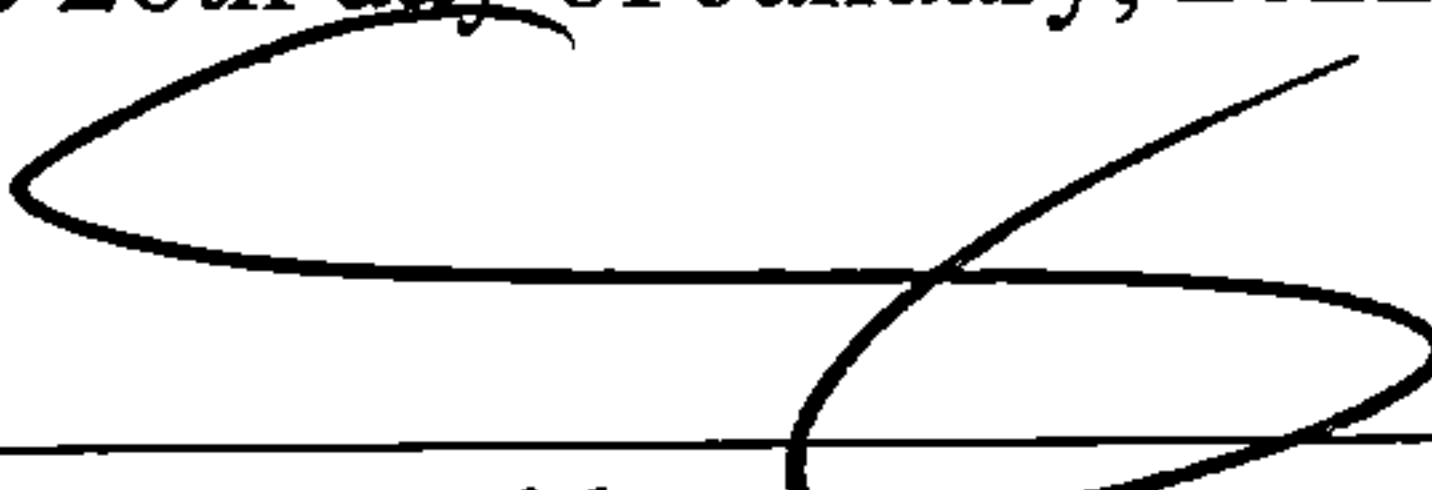
By 
Name Jared M Hauser
Its Authorized Agent

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 26th day of January, 2022



Notary Public

[NOTARIAL SEAL]

My Commission Expires 6-2-2023

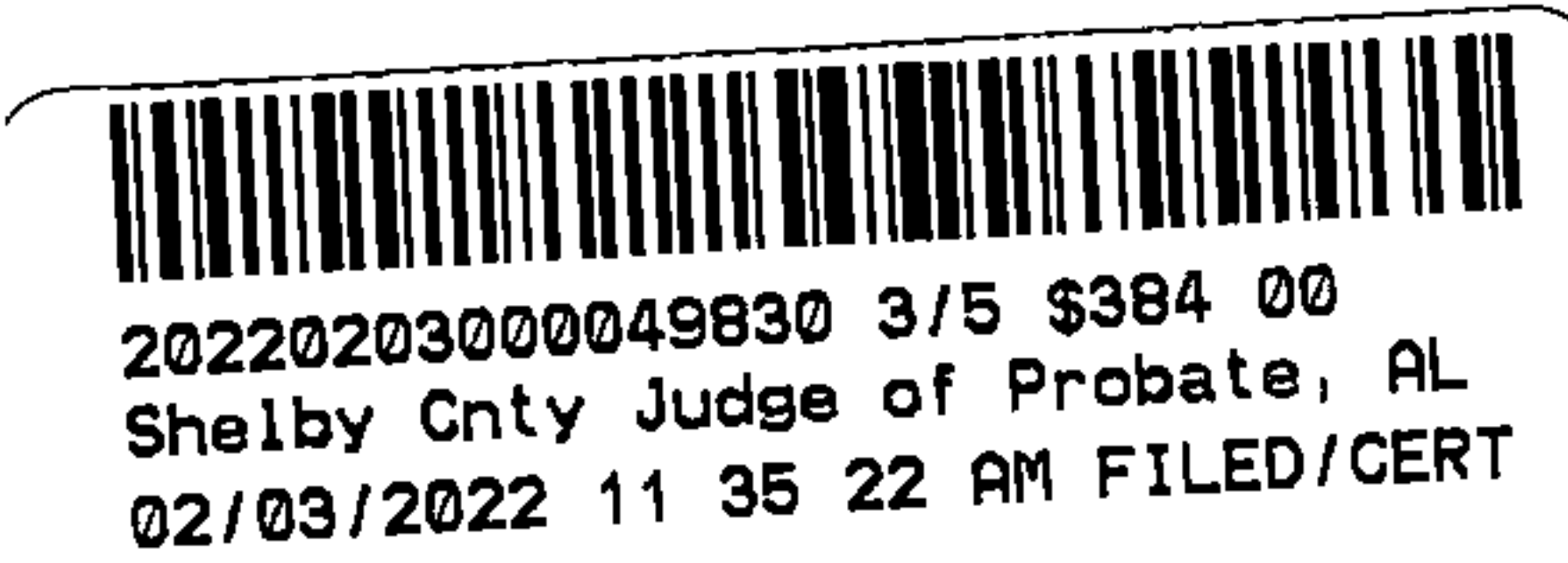
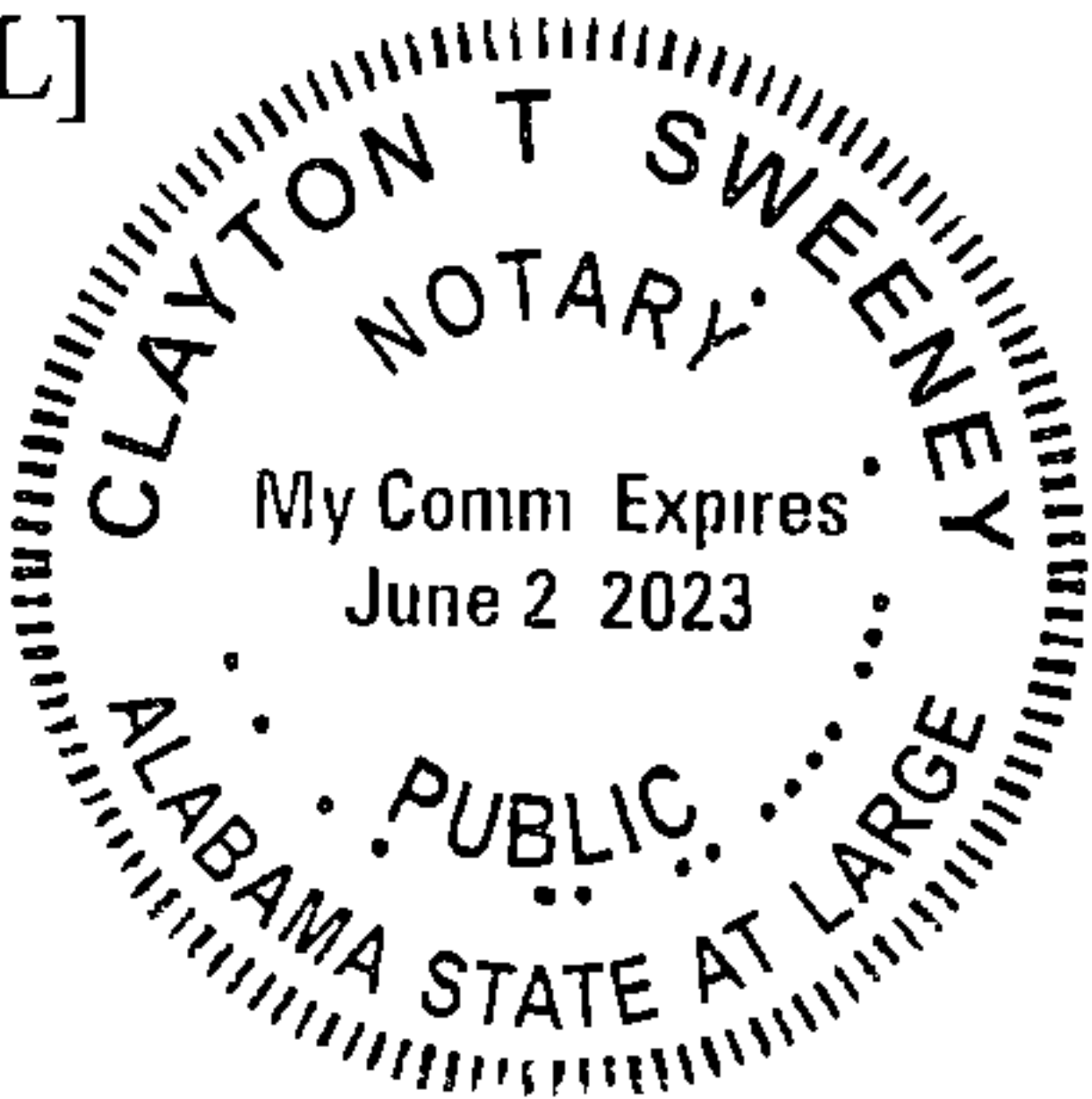


EXHIBIT A

LEGAL DESCRIPTION

Lot 10, 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 2022 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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