

20230428000125150 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
04/28/2023 12:50:32 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Tommy B. Majors IV Esq.
The Majors Law Firm
3684 Cahaba Beach Rd
Birmingham, AL 35242**

Send Tax Notice to:

**William Thomas Mann
279 South Oak Drive
Birmingham, AL 35242**

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered on this 28th day of April 2023, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantor") to William Thomas Mann (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of other good and valuable consideration and the sum of **Ten-and-00/100-Dollars (\$10.00)**, 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 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 all documents and/or instruments of record. Further, to extent applicable to the subject Property, this conveyance is subject to those same matters as set forth in Exhibit B of that Statutory Warranty Deed, executed on the 18th day of February, 2021, between the same parties, and being recorded on the 22nd day of February 2021 as Instrument Number 20210222000087650 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to Grantee, his heirs, successors and assigns forever.

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



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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, AL 35242

William Thomas Mann
279 South Oak Drive
Birmingham, AL 35242

Property Address: 279 South Oak Drive
Birmingham, AL 35242
Additional lands – see legal description

Estimated Assessed Market Value: \$100,000

The Purchase Price can be verified by other, the agreement between the parties.

[Signature appears on following page.]

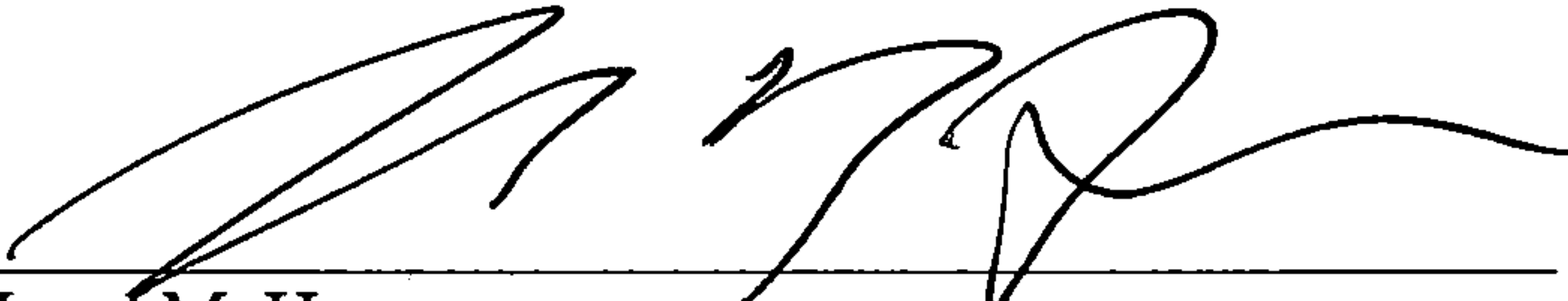


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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the first date written above.

GRANTOR:

Dominion South Oak, LLC,
a Delaware limited liability company

By: 

Name: Jared M. Hauser

Its: Authorized Agent

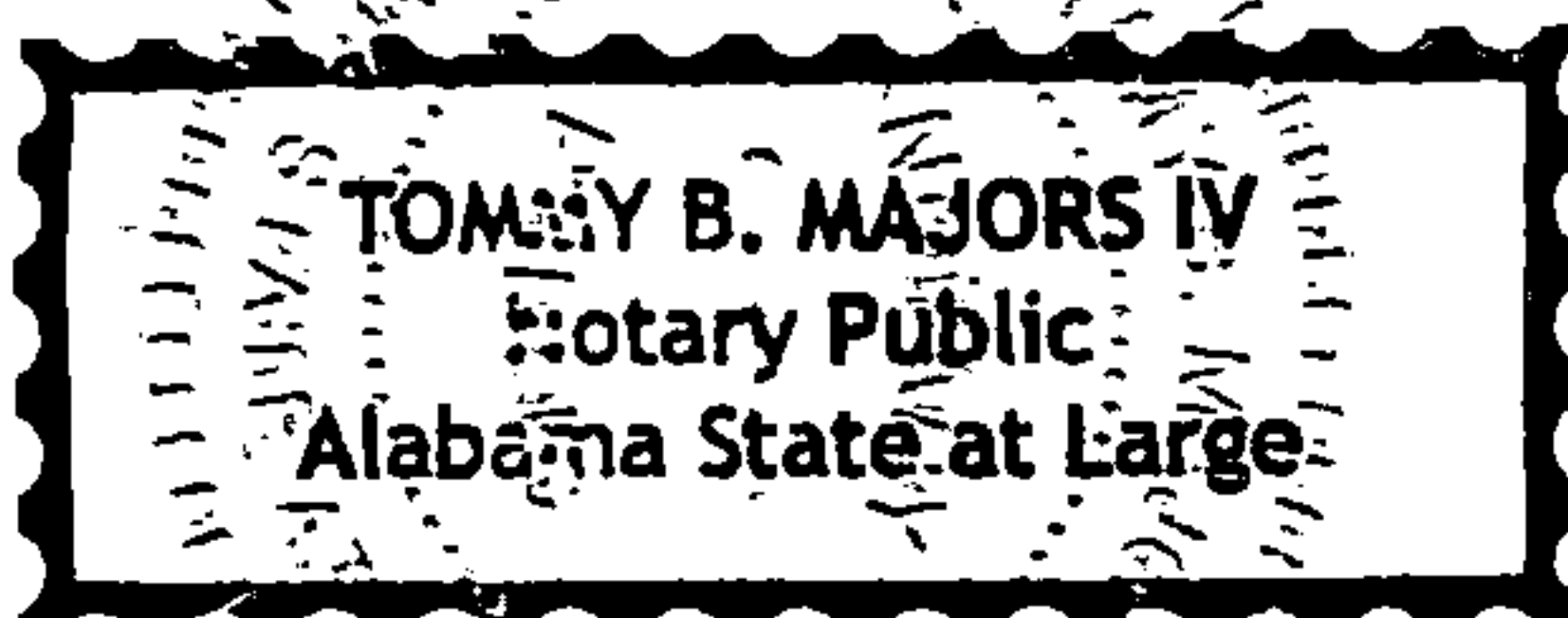
STATE OF ALABAMA)

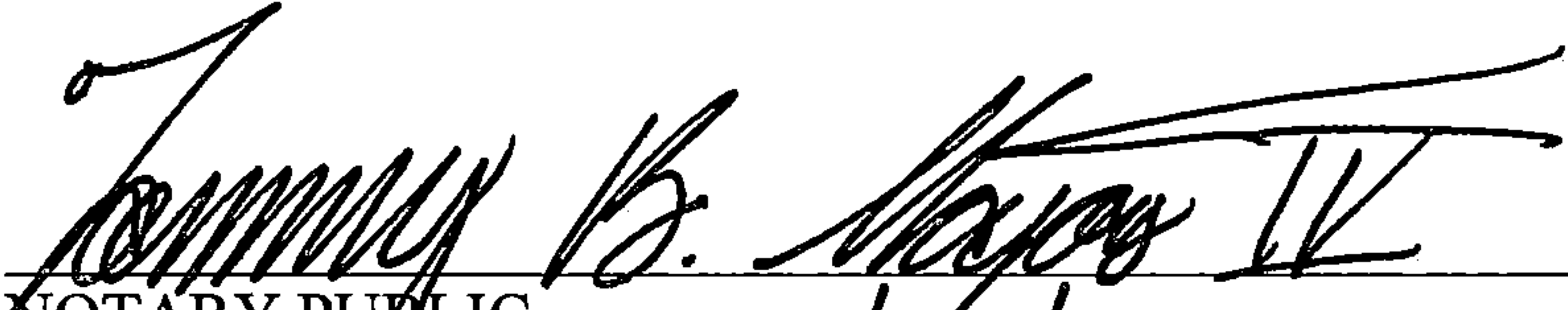
COUNTY OF Shelby)

I, the undersigned, 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, whose name 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 the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of April 2023.

(Seal)




NOTARY PUBLIC
My commission expires: 08/12/2026



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EXHIBIT A

LEGAL DESCRIPTION

A part of Parcel 1 according to the final plat of South Oak Trust Subdivision as recorded in Map Book 15, Page 56, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 29 according to the final plat of South Oak Phase 1, as recorded in Map Book 53, Page 96 A&B, in the Office of the Judge of Probate, Shelby County, Alabama, said point being an ALAENG capped iron; thence run in a Southeasterly direction along the Northern boundary of said Lot 29 for a distance of 343.83 feet to an ALAENG capped iron; thence turn an interior angle to the right of $113^{\circ}28'55''$ and run in a Northeasterly direction along the Northern boundary of said Lot 29 for a distance of 190.00 feet to an ALAENG capped iron, said point being the common corner of Lot 29 and Lot 28 according to the previously described final plat; thence continue along the previously described course and along the Northwesterly boundary of said Lot 28 for a distance of 89.66 feet to an ALAENG capped iron; thence leaving said Northwesterly boundary of Lot 28, turn an interior angle to the right of $92^{\circ}33'03''$ and run in a Northwesterly direction for a distance of 71.57 feet; thence turn an interior angle to the right of $87^{\circ}26'57''$ and run in a Southwesterly direction for a distance of 235.95 feet; thence turn an interior angle to the right of $246^{\circ}31'05''$ and run in a Northwesterly direction for a distance of 285.00 feet; thence turn an interior angle to the right of $198^{\circ}57'21''$ and run in a Northwesterly direction for a distance of 25.18 feet to a point along a curve to the right having a radius of 66.00 feet and a central angle of $72^{\circ}01'19''$; thence turn an interior angle to the right of $76^{\circ}52'22''$ (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve for a distance of 82.96 feet; thence leaving said curve, turn in interior angle to the right of $31^{\circ}06'19''$ (angle measured from tangent) and run in a Southeasterly direction for a distance of 67.30 feet to the POINT OF BEGINNING.

Said parcel containing 1 acre, more or less.