


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


20231006000299450 1/5 \$509.00
Shelby Cnty Judge of Probate, AL
10/06/2023 01:00:40 PM FILED/CERT

Send Tax Notice To:
David A. Nicol and Joni J. Nicol
3276 W. Tumamoc Dr
Tucson, AZ 85745

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28th day of September, 2023, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to **David A. Nicol and Joni J. Nicol**, 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 Grantees 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.

Shelby County, AL 10/06/2023
State of Alabama
Deed Tax: \$475.00



20231006000299450 2/5 \$509.00
Shelby Cnty Judge of Probate, AL
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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

David A. Nicol and Joni J. Nicol
3276 W. Tumamoc Drive
Tucson, AZ 85745

Property Address: 864 Cavalier Ridge
 Birmingham, AL 35242

Purchase Price: \$475,000.00 Date of Sale: 09/28/2023

The Purchase Price can be verified by the Closing Statement.

[Signature appears on following page.]

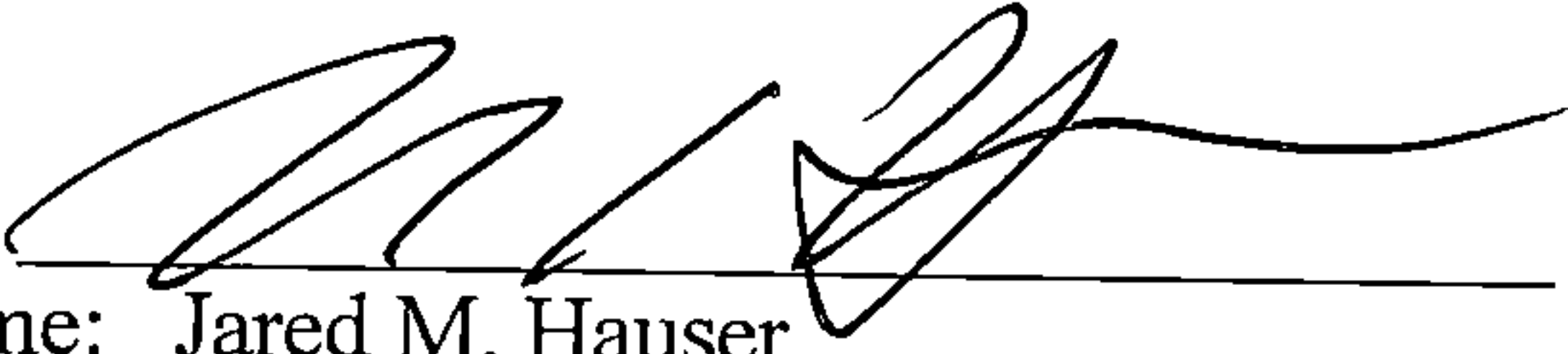


20231006000299450 3/5 \$509.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

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 28th day of September, 2023.



Notary Public

My Commission Expires: 06-02-2027

[NOTARIAL SEAL]





20231006000299450 4/5 \$509.00
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EXHIBIT A
LEGAL DESCRIPTION

Lot 44, according to the Final Plat of the Private Residential Subdivision, South Oak, Phase 2, as recorded in Map Book 58, Page 7 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, and Additional property Amendment recorded in Instrument No. 20230428000125140 in the Probate Office of Shelby County, Alabama.



20231006000299450 5/5 \$509.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2023 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, and additional property amendment recorded in Inst. No. 20230428000125140 and Amendment to Declaration recorded in Inst No. 20230523000154600.
3. Easements, building lines, restrictions, and buffers as shown on Map Book 15, Page 56 and Map Book 58, Page 7 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 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.
7. 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.
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; Inst. No. 1994-34842; Inst. No. 20080812000324200; Real 340, Page 23 and Real 338, Page 63.
10. Right of way granted to Alabama Power Company recorded in Inst. No. 20220909000352140; Inst. No. 20221018000392750 and Inst No 20221110000420610.
11. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 20210108000613460.
12. Easement and rights of ingress and egress granted to Dominion South Oak, LLC by deed recorded in Inst. No 20200805000334280.
13. There are no open mortgages or encumbrances not of record on subject property.