

THIS INSTRUMENT PREPARED BY:

Jerad D. Myers
Baker, Donelson, Bearman, Caldwell & Berkowitz
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

Send Tax Notice To:

Dominion South Oak, LLC
1200 Corporate Drive, Suite 225
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

RECITALS:

WHEREAS, James Corley Parsons and Jason Thomas Parsons, are the Personal Representatives of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, the Trustee of the James T. Parsons Management Trust dated August 15, 1999, sole beneficiary;

WHEREAS, title to a portion of subject property was vested in Loring S Jones, III as Trustee of the South Oak Trust;

WHEREAS, Loring S. Jones resigned as Trustee and an Amended and Restated South Oak Trust Agreement was entered into on January 21, 2001 with Bobbie Jo Parsons and James T. Parsons as Granters and Trustees;

WHEREAS, the Amended and Restated South Oak Trust Agreement was further amended on February 10, 2015;

WHEREAS, the Amended and Restated South Oak Trust Agreement provides that upon the death of the Grantors, the trust estate was to distribute equally to the Trustees of the James T. Parsons Management Trust dated August 15, 1999 and to the Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999;

WHEREAS, H.B. Lee Jr. and Ken Wallis are the named Trustees of the James T. Parsons Management Trust dated August 15, 1999, as amended, and H.B. Lee Jr., Ken Wallis and John Chapman, are the named Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999, as amended;

WHEREAS; the James T. Parsons Management Trust dated August 15, 1999 is also the sole beneficiary of the estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; and

NOW, THEREFORE, there parties hereto make the following conveyance pursuant to the terms and conditions set forth below:

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 22nd day of January, 2024, by James Corley Parsons and Jason Thomas Parsons, as Personal Representatives of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; H. B. Lee, Jr. and Ken Wallis, as Trustees of the James T. Parsons Management Trust dated August 15, 1999, beneficiary of the South Oak Trust and of the estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama; and H.B. Lee Jr., Ken Wallis and John Chapman, as the Trustees of the Bobbie Jo Parsons Management Trust dated August 15, 1999 as amended, beneficiary of the South Oak Trust (hereinafter referred to collectively and individually as the “**Grantor**”), to Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the “**Grantee**”).

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 Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, each Grantor does by these presents grant, bargain, sell and convey unto Grantee each of their respective interests in 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, to the said Grantee, its successors and assigns forever.

Grantor does for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that Grantor, themselves, their heirs 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.

It is the intent of Grantor to convey to Grantee all real property currently owned by Grantor.

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:

James Corley Parsons and
Jason Thomas Parsons,
Personal Representatives of the
Estate of James T. Parsons, et al
#1 South Oak DR
Shoal Creek, AL 35242

Grantee's Name and Mailing Address:

Dominion South Oak, LLC
1200 Corporate Drive, Suite 225
Birmingham, Alabama 35242

Property Address: See Exhibit A

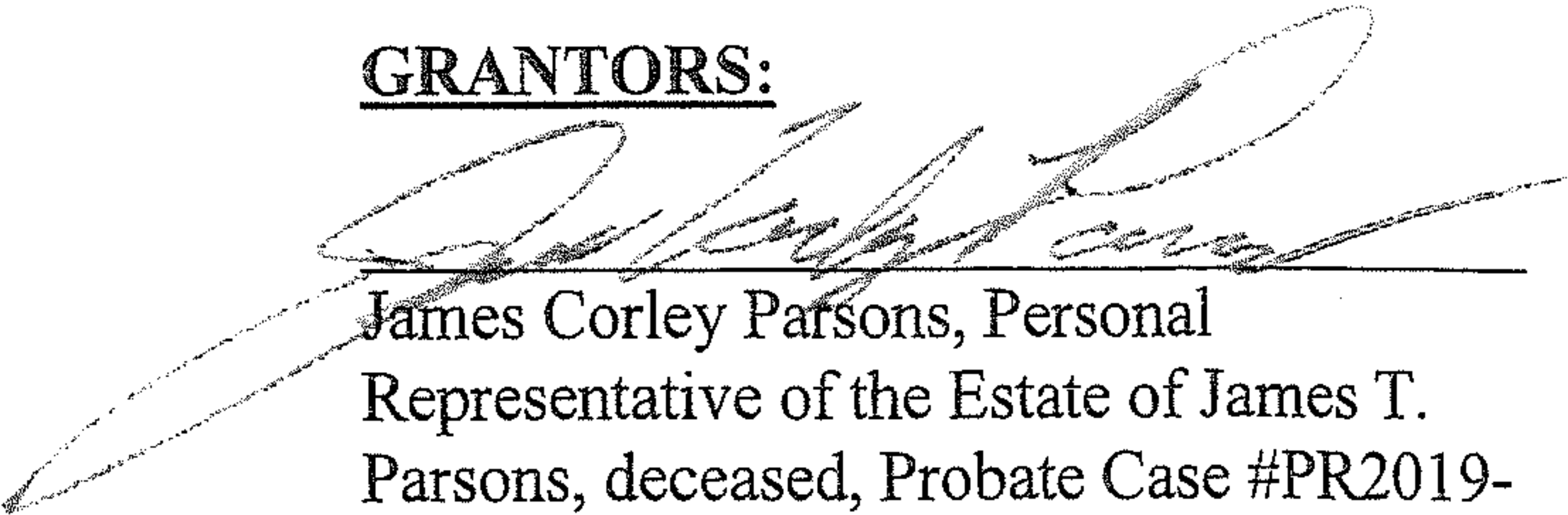
Value: \$1,222,427.00

The Value of the Property can be verified by the Capital Contribution stated in the Grantee's Operating Agreement.

[Signature appears on following page.]

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

GRANTORS:


James Corley Parsons, Personal
Representative of the Estate of James T.
Parsons, deceased, Probate Case #PR2019-
000733, Shelby County, Alabama

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that James Corley Parsons, Personal Representative of the Estate of James T. Parsons,
deceased, Probate Case #PR2019-000733, Shelby County, Alabama, is signed to the foregoing
Deed and who is known to me, acknowledged before me on this day that, being informed of the
contents of said Deed, he, in his capacity as such Personal Representative and with full authority,
executed the same voluntarily for and as the act of said Estate, on the day the same bears date.

Given under my hand and seal this the 12th day of January, 2024

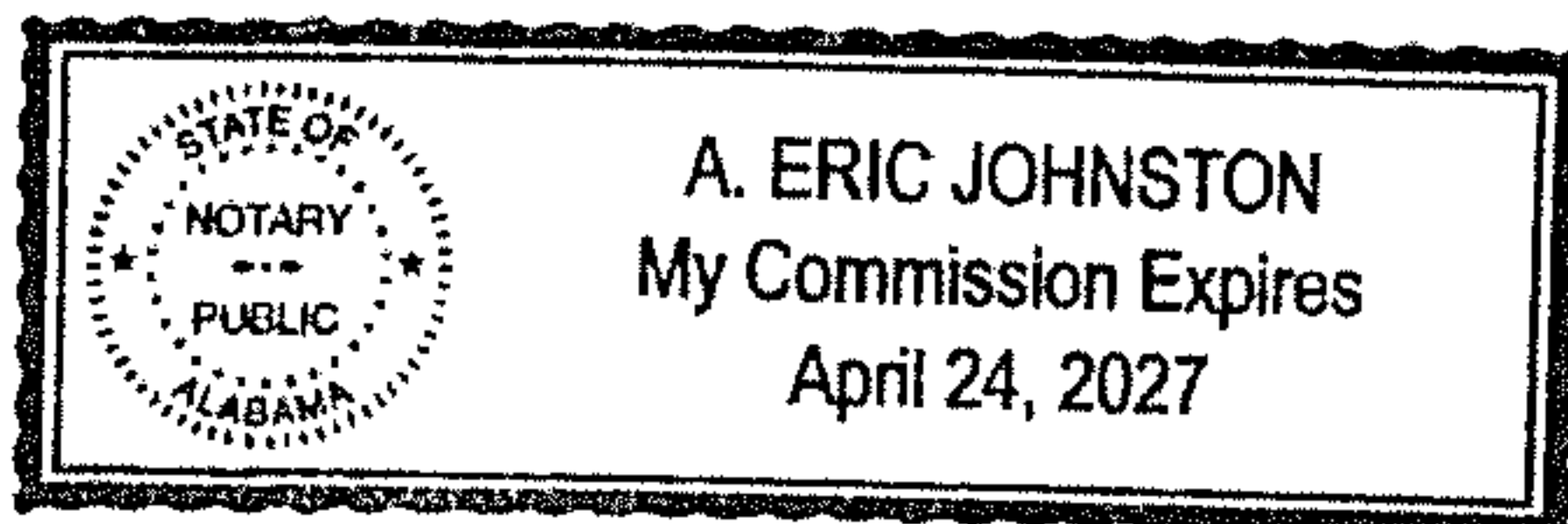



Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 4.24.27

[NOTARIAL SEAL]




Jason Thomas Parsons, Personal
Representative of the Estate of James T.
Parsons, deceased, Probate Case #PR2019-
000733, Shelby County, Alabama

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Thomas Parsons, Personal Representative of the Estate of James T. Parsons, deceased, Probate Case #PR2019-000733, Shelby County, Alabama, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate, on the day the same bears date.

Given under my hand and seal this the 12 day of January, 2024

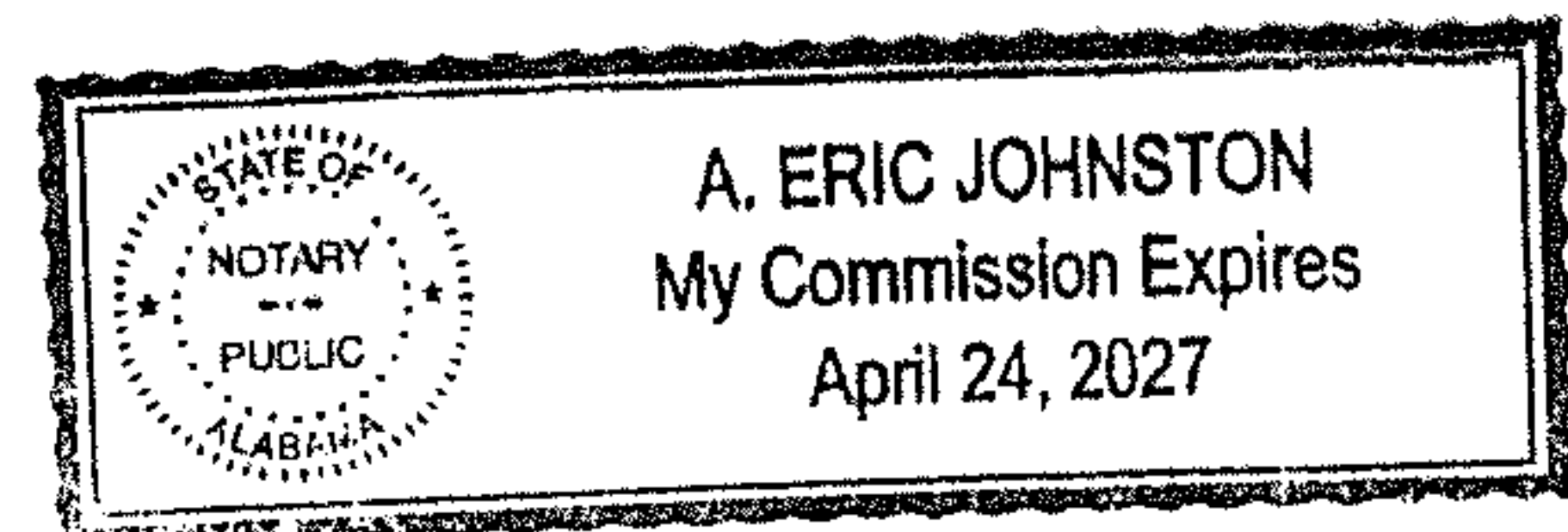


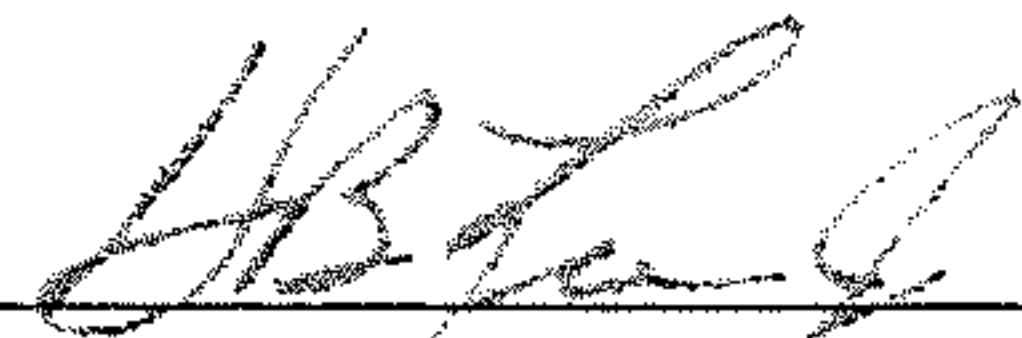
Notary Public

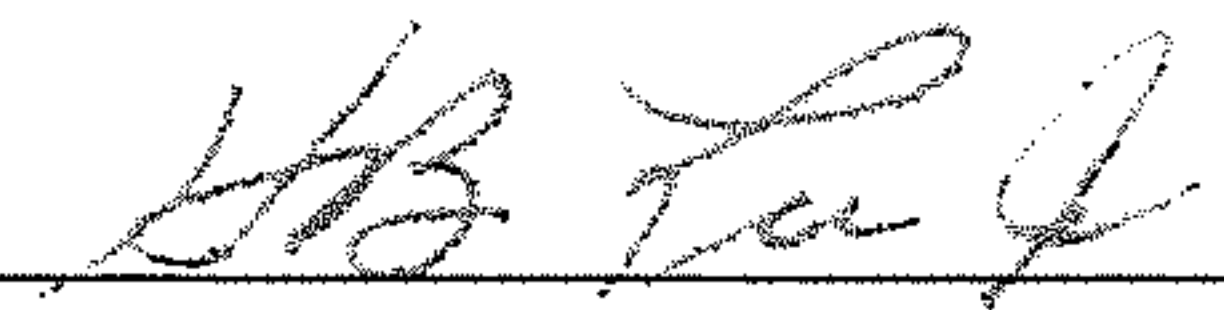
Print Name: A. Eric Johnston

My Commission Expires: 4.24.27

[NOTARIAL SEAL]




H. B. Lee, Jr., Trustee of the James T. Parsons
Management Trust dated August 15, 1999


H. B. Lee, Jr., Trustee of the Bobbie Jo
Parsons Management Trust dated August 15,
1999

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. B. Lee Jr., as Trustee of the James T. Parsons Management Trust, dated August 15, 1999, and as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

Given under my hand and seal this the 12th day of January, 2024

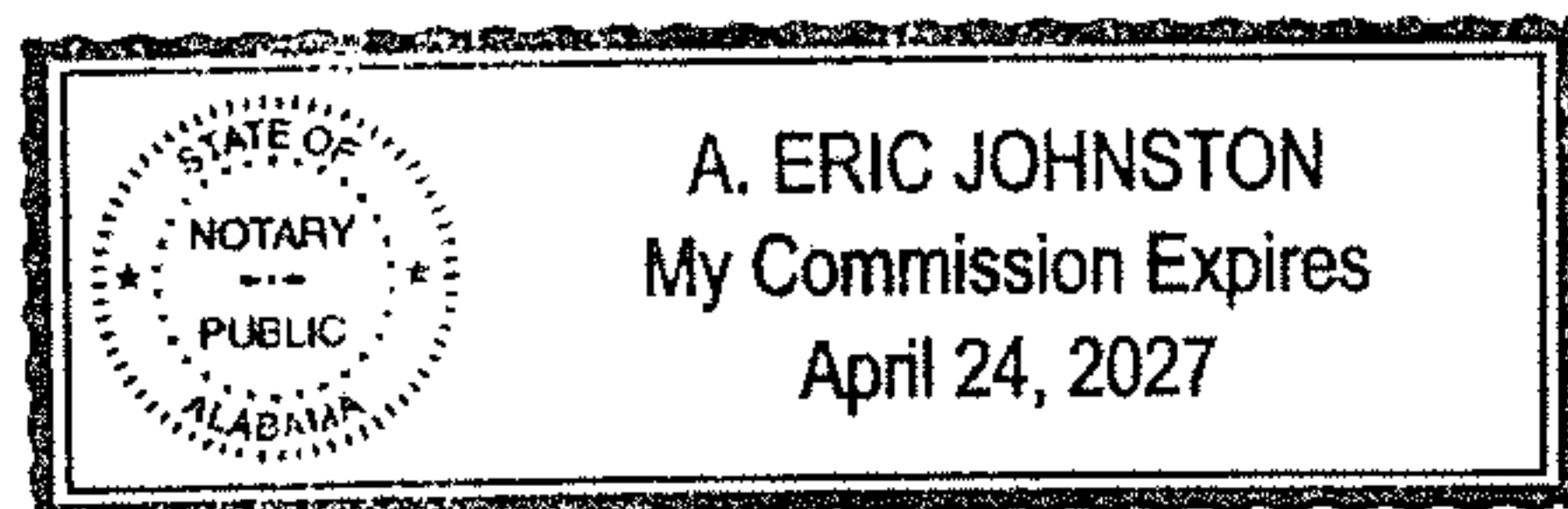


Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 4. 24. 27

[NOTARIAL SEAL]



Ken Wallis

Ken Wallis, Trustee of the James T. Parsons
Management Trust dated August 15, 1999

Ken Wallis

Ken Wallis, Trustee of the Bobbie Jo Parsons
Management Trust dated August 15, 1999

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ken Wallis, as Trustee of the James T. Parsons Management Trust, dated August 15, 1999, and as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

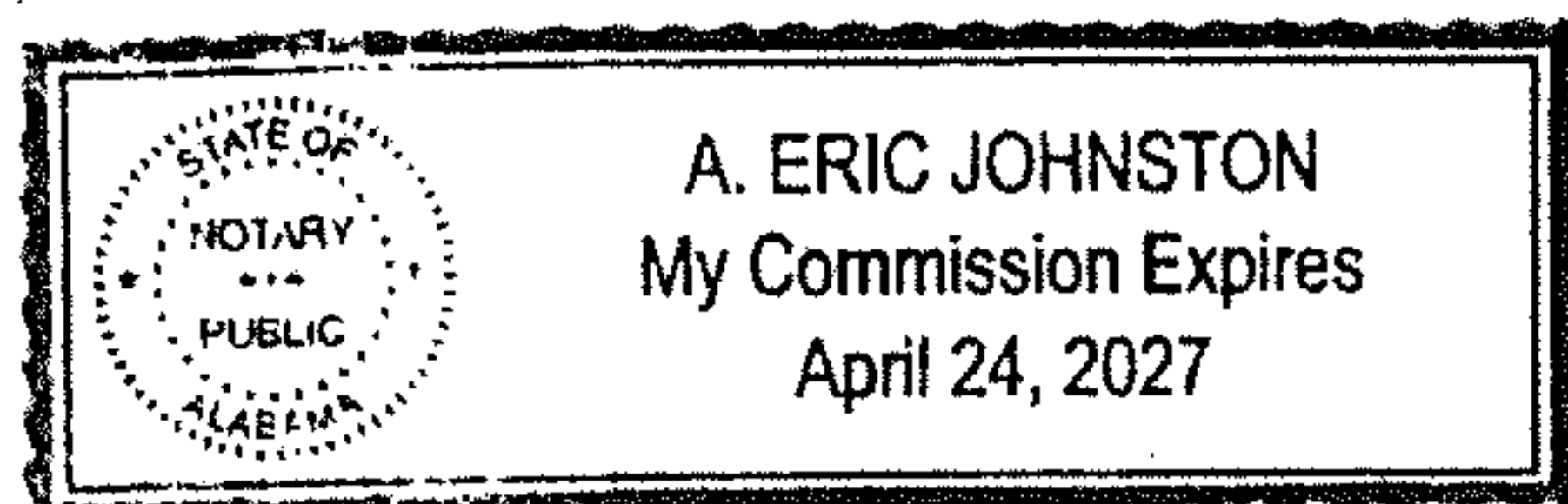
Given under my hand and seal this the 12th day of January 2024

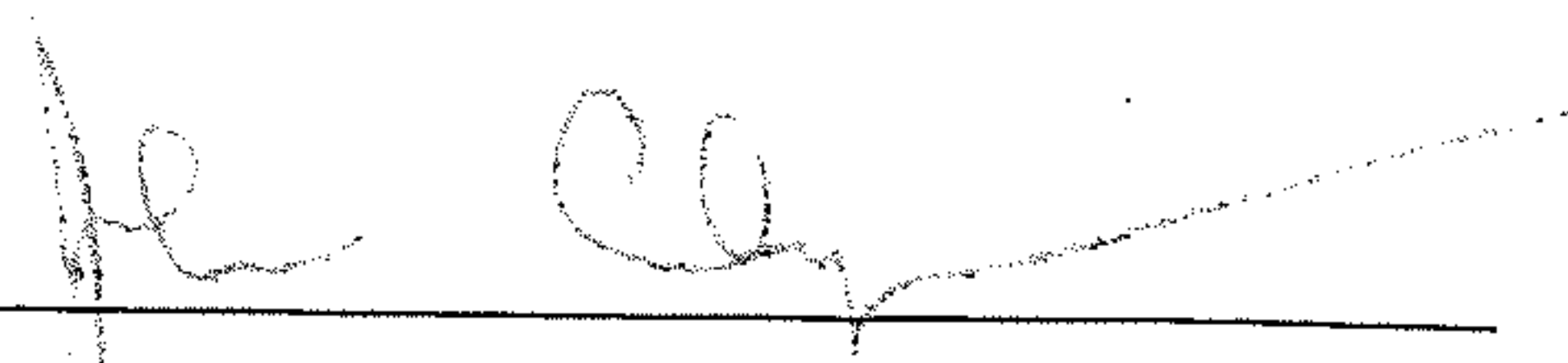
A. Eric Johnston
Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 4.24.27

[NOTARIAL SEAL]





John Chapman, Trustee of the Bobbie Jo
Parsons Management Trust dated August 15,
1999

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Chapman, as Trustee of the Bobbie Jo Parsons Management Trust, dated August 15, 1999, Shelby County, Alabama, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as such and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Trust, on the day the same bears date.

Given under my hand and seal this the 12th day of January, 2024



Notary Public

Print Name: A. ERIC JOHNSTON

My Commission Expires: 4.24.27

[NOTARIAL SEAL]

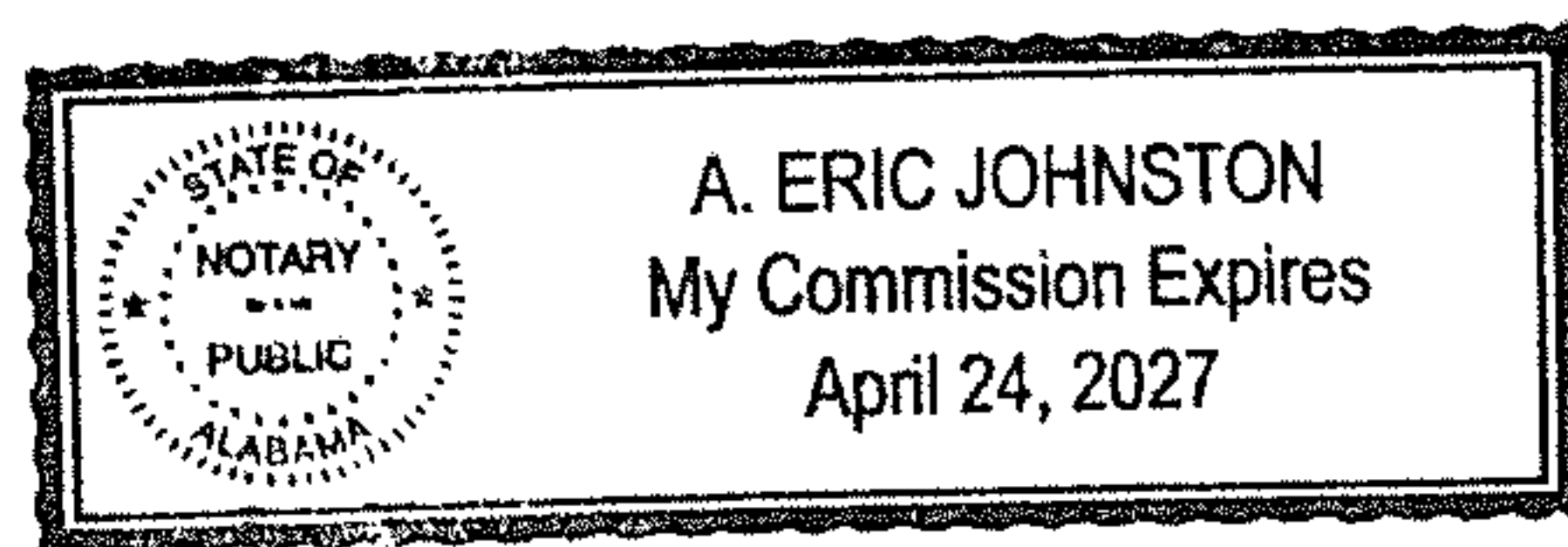


EXHIBIT A**LEGAL DESCRIPTION**

Parcel 1 according to the South Oak Trust Subdivision as recorded in MB 15, PG 56, and Lots 1, 2 and 3 according to the Parson's South Oak Subdivision as recorded in MB 40, PG 48 and acreage, all situated in the Southeast 1/4 of Section 14, Section 23 and the North 1/2 of Section 26 all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a found 3" capped pipe locally accepted as the Northeast Corner of Section 23, Township 18 South, Range 1 West, said point also being the Northwestern corner of Lot 11 of The Shires IV & Resurvey of Lot 16 Ph II as recorded in MB 42 PG 126; thence along the Westerly line of said Lot 11 in a Southerly direction for a distance of 532.99' to a found iron (Sain) at the Northwestern corner of Lot 10 of The Shires Ph III Sec. 1 as recorded in MB 18 PG 35; thence with a deflection angle of 00°00'48" to the Right, proceed Southerly along the West line of Lot 10, Lot 9, Lot 8 and Lot 7A of said subdivision for a distance of 998.06' to a found rebar at the Northwestern corner of Lot 6 of The Shires as recorded in MB 12 PG; thence with a deflection angle of 00°00'13" to the Right, proceed Southerly along the West line of Lot 6 and Lot 5 of said subdivision for a distance of 634.29' to a found rebar at the Northwestern corner of Lot 1 of the Aycock Subdivision as recorded in MB 36 PG 109; thence with a deflection angle of 00°04'51" to the Left, proceed Southerly along the West line of said Lot 1 for a distance of 590.86' to a found 2.5" capped pipe at the Southwesterly corner of said Lot 1 and also lying on the Northwestern right of way margin of Shelby County Highway #41; thence with a deflection angle of 44°35'54" to the Right, proceed Southwesterly along the said right of way margin for a distance of 893.30' to a found concrete marker, said point lying at the beginning of a non-tangent curve bearing to the left, said curve having a radius of 11152.65', and a central angle of 08°55'12"; thence with a deflection angle of 00°10'31" to the right to the tangent of said curve, proceed along said right of way margin and along the arc of said curve for 1736.29' to a point at the end of said curve; thence with a deflection angle of 00°02'32" to the right from the tangent of said curve, proceed Southwesterly along said right of way margin for a distance of 2912.50' to a found iron (AEC) on the Northeasterly corner of Common Area CA-4 of Brock Point Phase 2A as recorded in MB 48 PG 70; thence leaving said right of way margin with a deflection angle of 108°07'52" to the Right, proceed Northwesterly along the Northerly line of said Common Area CA-4 for a distance of 52.66' to a found iron (Weygand); thence with a deflection angle of 34°08'10" to the Right, proceed Northwesterly along the Northeasterly line of said Common Area CA-4 for a distance of 93.78' to a point; thence with a deflection angle of 51°47'39" to the Left, proceed Northwesterly along the Northeasterly line of said Common area and Lot 35 for a distance of 289.83' to an iron found (AEC), being the Easternmost corner of Lot 36; thence with a deflection angle of 00°50'26" to the Left, proceed Northwesterly along the Northeasterly line of said Lot 36 for a distance of 153.78' to an iron found (AEC), being the Easternmost corner of Lot 37; thence with a deflection angle of 00°00'18" to the Right, proceed Northwesterly along the Northeasterly line of said Lot 37 for a distance of 130.09' to an iron found (AEC), being the Easternmost corner of Lot 38; thence with a deflection angle of 00°05'49" to the Right, proceed

Northwesterly along the Northeasterly line of said Lot 38 for a distance of 98.41' to a found crimp iron; thence with a deflection angle of $07^{\circ}31'29''$ to the Left, proceed Northwesterly along the Northeasterly line of said Lot 38 and Lot 39 for a distance of 185.34' to a found iron (AEC), being the Easternmost corner of Lot 40; thence with a deflection angle of $00^{\circ}05'02''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 40 for a distance of 129.99' to an iron found (AEC), being the Easternmost corner of Lot 41; thence with a deflection angle of $00^{\circ}02'29''$ to the Left, proceed Northwesterly along the Northeasterly line of Lot 41 and Lot 42 for a distance of 260.03' to an iron found (AEC), being the Easternmost corner of Lot 43; thence with a deflection angle of $00^{\circ}04'33''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 43 for a distance of 130.02' to an iron found (AEC), being the Easternmost corner of Lot 44; thence with a deflection angle of $00^{\circ}07'45''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 44 for a distance of 107.02' to an iron found (rebar); thence with a deflection angle of $22^{\circ}29'44''$ to the Left, proceed Westerly along the Northerly line of Lot 44 for a distance of 113.82' to an iron found (rebar), being the Northeasterly corner of Lot 45; thence with a deflection angle of $00^{\circ}17'35''$ to the Right, proceed Westerly along the Northerly line of Lot 45 for a distance of 193.20' to an iron found (AEC), being the Northeasterly corner of Lot 46; thence with a deflection angle of $00^{\circ}06'17''$ to the Left, proceed Westerly along the Northerly line of Lot 46 for a distance of 159.21' to a found rebar; thence with a deflection angle of $54^{\circ}27'01''$ to the Left, proceed Southwesterly along the Northwesterly line of said Lot 46 for a distance of 54.74' to an iron found (AEC), being the Northernmost corner of Lot 47 of Brock Point Phase 1B as recorded in MB 47 PG 43; thence with a deflection angle of $00^{\circ}09'19''$ to the Right, proceed Southwesterly along the Northwesterly line of said Lot 47 for a distance of 150.33' to a found open pipe, being the Northeasterly corner of POND C of The Crest at Greystone 1st Addition as recorded in MB 19 PG 52; thence with a deflection angle of $138^{\circ}59'32''$ to the Right, proceed Northwesterly along the Easterly line of the Pond C and Lot 15 for a distance of 455.49' to a found rail spike; thence with a deflection angle of $39^{\circ}57'39''$ to the Right continue along the Easterly line of Lot 15 and Lot 14 for a distance of 412.08' to an iron found (Weygand), being the Southerly corner of Lot 14 of The Crest at Greystone 2nd Addition as recorded in MB 19 PG 53; thence with a deflection angle of $00^{\circ}00'33''$ to the Right, continue along the easterly line of Lot 14, Lot 13 and Lot 12 of said subdivision for a distance of 750.73' to an iron found (JAH), being the Southerly corner of Lot 11 of A Resurvey of Lot 10A of the Crest at Greystone 2nd Addition as recorded in MB 35 PG 74; thence with a deflection angle of $00^{\circ}01'41''$ to the Right, proceed along the Easterly line of said Lot 11 for a distance of 250.21' to a found iron, said iron being the Southerly corner of Lot 9A of A Resurvey of Lot 9 and 10 of the Crest at Greystone 2nd Addition as recorded in MB 37 PG 142; thence with a deflection angle of $00^{\circ}01'13''$ to the Left, proceed along the Easterly line of said Lot 9A for a distance of 500.35' to a found iron (SSI), being the Southernmost corner of Lot 8 of The Crest at Greystone 2nd Addition as recorded in MB 19 PG 53; thence continue along an extension of the previous line and along the Southeasterly line of said Lot 8 for a distance of 394.35' to a found iron; thence with a deflection angle of $98^{\circ}41'36''$ to the Left, proceed Northwesterly along the Northeasterly line of said Lot 8 for a distance of 417.90' to a found iron (Weygand) being on the Southeasterly line of Lot 7-A of The Map of Ketcham Crest Resurvey as recorded in MB 40 PG 24; thence with a deflection angle of $92^{\circ}01'56''$ to the Right, proceed Northeasterly along the Southeasterly line of said Lot 7A for a distance of 500.02' to a found iron (Weygand); thence with a deflection angle of $92^{\circ}05'53''$ to the Left, proceed Northwesterly along the Northeasterly line of said Lot 7A for a

distance of 871.89' to a found iron (Weygand), lying on the Southeasterly line of Lot 724 of Greystone Legacy 7th Sector as recorded in MB 30 PG 43 AB&C; thence with a deflection angle of $92^{\circ}02'58''$ to the Right, proceed Northeasterly along the Southeasterly line of said Lot 724, Lots 726A1 and 726A2 of A Resurvey of A Resurvey of Lots 726 & 727 Greystone Legacy 7th Sector as recorded in MB 38 PG 133 and Lots 728, 729, Park and Easement Area, 730, 731, 732, 733, 734, 735, 736 of Greystone Legacy 7th Sector as recorded in MB 30 PG 43 A,B & C and Lots 737B and 738B of A Resurvey of A Resurvey of Lots 737 and 738 Greystone Legacy 7th Sector as recorded in MB 32 PG 80 and Lot 866 of Greystone Legacy 8th Sector Phase 1 MB 31 PG 14 A, B & C, for a distance of 3595.72' to found 2" capped pipe; thence with a deflection angle of $01^{\circ}49'16''$ to the Left, proceed Northeasterly along the Southeasterly line of said Lot 866 for a distance of 88.21' to a found iron (SSI), being the Southernmost corner of Lot 865; thence with a deflection angle of $00^{\circ}19'21''$ to the Right, proceed Northeasterly along the Southeasterly line of said Lot 865 and 864, Lot 862, 861 and 860 of Greystone Legacy 8th Sector Ph2 as recorded in MB 31 PG 54 A, B & C and the Common Area of The Haven at Greystone 2nd Sector as recorded in MB 32 PG 96 A & B, for a distance of 2489.10' to a found 2" capped pipe; thence with a deflection angle of $149^{\circ}07'20''$ to the Right, proceed Southerly for a distance of 2183.39' to a found 2" capped pipe; thence with a deflection angle of $91^{\circ}13'03''$ to the Left, proceed Easterly for a distance of 1323.22' to the POINT OF BEGINNING.

LESS AND EXCEPT that property contained in South Oak Phase I as recorded in Map Book 53, Page 96 in the Probate Office of Shelby County, Alabama and South Oak Phase II as recorded in Map Book 58, Page 7 in the Probate Office of Shelby County, Alabama which were conveyed in Inst. No. 20200805000334280 and Inst. No. 20210217000078690 (Parcel A) and Inst. No. 20210903000432160 (Parcel B) and being more particularly described as follows:

Parcel A

Part of Parcel 1 according to the South Oak Trust Subdivision as recorded in MB 15, PG 56, and Lots 1 and 2 according to the Parson's South Oak Subdivision as recorded in MB 40, PG 48 and acreage, all situated in the South 1/2 of Section 23 and the North 1/2 of Section 26 all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe locally accepted as the Northeast Corner of Section 23, Township 18 South, Range 1 West, said point also being the Northwesternly corner of Lot 11 of The Shires IV & Resurvey of Lot 16 Ph II as recorded in MB 42 PG 126; thence along the Westerly line of said Lot 11 in a Southerly direction for a distance of 532.99' to an iron (Sain) at the Northwesternly corner of Lot 10 of The Shires Ph III Sec. 1 as recorded in MB 18 PG 35; thence with a deflection angle of $00^{\circ}00'48''$ to the Right, proceed Southerly along the West line of Lot 10, Lot 9, Lot 8 and Lot 7A of said subdivision for a distance of 998.06' to a rebar at the Northwesternly corner of Lot 6 of The Shires as recorded in MB 12 PG; thence with a deflection angle of $00^{\circ}00'13''$ to the Right, proceed Southerly along the West line of Lot 6 and Lot 5 of said subdivision for a distance of 634.29' to a rebar at the Northwesternly corner of Lot 1 of the Aycock Subdivision as recorded in MB 36 PG 109; thence with a deflection angle of $00^{\circ}04'51''$ to the Left, proceed Southerly along the West line of said Lot 1 for a distance of 590.86' to a 2.5" capped pipe at the Southwesterly corner of said Lot 1 and also lying on the Northwesternly right

of way margin of Shelby County Highway #41; thence with a deflection angle of $44^{\circ}35'54''$ to the Right, proceed Southwesterly along the said right of way margin for a distance of 893.30' to a concrete marker, said point lying at the beginning of a non-tangent curve bearing to the left, said curve having a radius of 11152.65', and a central angle of $05^{\circ}40'18''$; thence with a deflection angle of $00^{\circ}10'31''$ to the right to the tangent of said curve, proceed along said right of way margin and along the arc of said curve for 1104.01' to the POINT OF BEGINNING; thence with a compound curve turning to the left with a radius of 11152.65', and central angle of $03^{\circ}14'54''$, with an arc length of 632.28'; thence with a deflection angle of $00^{\circ}02'32''$ to the right from the tangent of said curve, proceed Southwesterly along said right of way margin for a distance of 2912.50' to an iron (AEC) on the Northeasterly corner of Common Area CA-4 of Brock Point Phase 2A as recorded in MB 48 PG 70; thence leaving said right of way margin with a deflection angle of $108^{\circ}07'52''$ to the Right, proceed Northwesterly along the Northerly line of said Common Area CA-4 for a distance of 52.66' to an iron (Weygand); thence with a deflection angle of $34^{\circ}08'10''$ to the Right, proceed Northwesterly along the Northeasterly line of said Common Area CA-4 for a distance of 93.78' to a point; thence with a deflection angle of $51^{\circ}47'39''$ to the Left, proceed Northwesterly along the Northeasterly line of said Common area and Lot 35 for a distance of 289.83' to an iron (AEC), being the Easternmost corner of Lot 36; thence with a deflection angle of $00^{\circ}50'26''$ to the Left, proceed Northwesterly along the Northeasterly line of said Lot 36 for a distance of 153.78' to an iron (AEC), being the Easternmost corner of Lot 37; thence with a deflection angle of $00^{\circ}00'18''$ to the right, proceed Northwesterly along the Northeasterly line of said Lot 37 for a distance of 130.09' to an iron (AEC), being the Easternmost corner of Lot 38; thence with a deflection angle of $00^{\circ}05'49''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 38 for a distance of 98.41' to a crimp iron; thence with a deflection angle of $07^{\circ}31'29''$ to the Left, proceed Northwesterly along the Northeasterly line of said Lot 38 and Lot 39 for a distance of 185.34' to an iron (AEC), being the Easternmost corner of Lot 40; thence with a deflection angle of $00^{\circ}05'02''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 40 for a distance of 129.99' to an iron (AEC), being the Easternmost corner of Lot 41; thence with a deflection angle of $00^{\circ}02'29''$ to the Left, proceed Northwesterly along the Northeasterly line of Lot 41 and Lot 42 for a distance of 260.03' to an iron (AEC), being the Easternmost corner of Lot 43; thence with a deflection angle of $00^{\circ}04'33''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 43 for a distance of 130.02' to an iron (AEC), being the Easternmost corner of Lot 44; thence with a deflection angle of $00^{\circ}07'45''$ to the Right, proceed Northwesterly along the Northeasterly line of said Lot 44 for a distance of 107.02' to an iron (rebar); thence with a deflection angle of $22^{\circ}29'44''$ to the Left, proceed Westerly along the Northerly line of Lot 44 for a distance of 113.82' to an iron (rebar), being the Northeasterly corner of Lot 45; thence with a deflection angle of $00^{\circ}17'35''$ to the Right, proceed Westerly along the Northerly line of Lot 45 for a distance of 193.20' to an iron (AEC), being the Northeasterly corner of Lot 46; thence with a deflection angle of $00^{\circ}06'17''$ to the Left, proceed Westerly along the Northerly line of Lot 46 for a distance of 159.21' to a rebar; thence with a deflection angle of $54^{\circ}27'01''$ to the Left, proceed Southwesterly along the Northwesterly line of said Lot 46 for a distance of 54.74' to an iron (AEC), being the Northernmost corner of Lot 47 of Brock Point Phase 1B as recorded in MB 47 PG 43; thence with a deflection angle of $00^{\circ}09'19''$ to the Right, proceed Southwesterly along the Northwesterly line of said Lot 47 for a distance of 150.33' to an open pipe, being the Northeasterly corner of POND C of The Crest at Greystone 1st

Addition as recorded in MB 19 PG 52; thence with a deflection angle of $138^{\circ}59'32''$ to the Right, proceed Northwesterly along the Easterly line of the Pond C and Lot 15 for a distance of 455.49' to a rail spike; thence with a deflection angle of $39^{\circ}57'39''$ to the Right continue along the Easterly line of Lot 15 and Lot 14 for a distance of 412.08' to an iron (Weygand), being the Southerly corner of Lot 14 of The Crest at Greystone 2nd Addition as recorded in MB 19 PG 53; thence with a deflection angle of $00^{\circ}00'33''$ to the Right, continue along the easterly line of Lot 14, Lot 13 and Lot 12 of said subdivision for a distance of 750.73' to an iron (JAH), being the Southerly corner of Lot 11 of A Resurvey of Lot 10A of the Crest at Greystone 2nd Addition as recorded in MB 35 PG 74; thence with a deflection angle of $00^{\circ}01'41''$ to the Right, proceed along the Easterly line of said Lot 11 for a distance of 250.21' to a iron, said iron being the Southerly corner of Lot 9A of A Resurvey of Lot 9 and 10 of the Crest at Greystone 2nd Addition as recorded in MB 37 PG 142; thence with a deflection angle of $00^{\circ}01'13''$ to the Left, proceed along the Easterly line of said Lot 9A for a distance of 500.35' to an iron (SSI), being the Southernmost corner of Lot 8 of The Crest at Greystone 2nd Addition as recorded in MB 19 PG 53; thence continue along an extension of the previous line and along the Southeasterly line of said Lot 8 for a distance of 394.35' to an iron; thence continue along an extension of the previous line in a Northeasterly direction for a distance of 261.59'; thence with a deflection angle of $107^{\circ}30'35''$ to the Right in a Southeasterly direction for a distance of 673.90'; thence with a deflection angle of $37^{\circ}59'23''$ to the Left in a Southeasterly direction for a distance of 187.23'; thence with a deflection angle of $74^{\circ}22'59''$ to the Left in a Northeasterly direction for a distance of 263.11'; thence with a deflection angle of $72^{\circ}46'56''$ to the Right in a Southeasterly direction for a distance of 343.83'; thence with a deflection angle of $66^{\circ}31'05''$ to the Left in a Northeasterly direction for a distance of 279.66'; thence with a deflection angle of $09^{\circ}49'13''$ to the right in a Northeasterly direction for a distance of 325.99'; thence with a deflection angle of $10^{\circ}18'33''$ to the Right in a Northeasterly direction for a distance of 528.49'; thence with a deflection angle of $78^{\circ}43'54''$ to the Right in a Southeasterly direction for a distance of 607.51' and to the POINT OF BEGINNING.

Parcel B

Part of Parcel 1 according to the South Oak Trust Subdivision as recorded in MB 15, PG 56, and acreage, being situated in the South 1/2 of Section 23 and the Northeast 1/4 of Section 23 in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe locally accepted as the Northeast Corner of Section 23, Township 18 South, Range 1 West, said point also being the Northwesterly corner of Lot 11 of The Shires IV & Resurvey of Lot 16 Ph II as recorded in MB 42 PG 126; thence along the Westerly line of said Lot 11 in a Southerly direction for a distance of 532.99' to an iron (Sain) at the Northwesterly corner of Lot 10 of The Shires Ph III Sec. 1 as recorded in MB 18 PG 35; thence with a deflection angle of $00^{\circ}00'48''$ to the Right, proceed Southerly along the West line of Lot 10, Lot 9, Lot 8 and Lot 7A of said subdivision for a distance of 998.06' to a rebar at the Northwesterly corner of Lot 6 of The Shires as recorded in MB 12 PG; thence with a deflection angle of $00^{\circ}00'13''$ to the Right, proceed Southerly along the West line of Lot 6 and Lot 5 of said subdivision for a distance of 634.29' to a rebar at the Northwesterly corner of Lot 1 of the Aycock Subdivision as recorded in MB 36 PG 109; thence with a deflection angle of $00^{\circ}04'51''$

to the Left, proceed Southerly along the West line of said Lot 1 for a distance of 590.86' to a 2.5" capped pipe at the Southwesterly corner of said Lot 1 and also lying on the Northwesterly right of way margin of Shelby County Highway #41; thence with a deflection angle of $44^{\circ}35'54''$ to the Right, proceed Southwesterly along the said right of way margin for a distance of 221.86' the POINT OF BEGINNING; thence with a deflection angle of $90^{\circ}0'0''$ to the Right and leaving said right-of-way margin, proceed Northwesterly for a distance of 949.26'; thence with a deflection angle of $85^{\circ}14'09''$ to the Left, proceed Southwesterly for a distance of 1384.65'; thence with a deflection angle of $82^{\circ}35'24''$ to the Right, proceed Northwesterly for a distance of 612.73'; thence with a deflection angle of $91^{\circ}15'21''$ to the Left, proceed Southwesterly for a distance of 1259.69'; thence with a deflection angle of $57^{\circ}23'48''$ to the Right, proceed Northwesterly for a distance of 331.24'; thence with a deflection angle of $57^{\circ}33'21''$ to the Left, proceed Southwesterly 280.24'; thence with a deflection angle of $72^{\circ}29'25''$ to the Left, proceed Southeasterly for a distance of 387.99' to an iron (AEC) on the North corner of Common Area CA-3 according to the final plat of South Oak Phase 1 as recorded in Map Book 53, Pages 96A & 96B in the Office of the Judge of Probate, Shelby County, Alabama; thence proceed Southeasterly along the Northeasterly boundary of said Common Area for a distance of 285.91'; thence with a deflection angle of $37^{\circ}59'23''$ to the Left and leaving said Northerly boundary, proceed Southeasterly for a distance of 187.23' to the Northerly boundary of Lot 29 according to the previously described survey; thence with a deflection angle of $74^{\circ}22'59''$ to the Left, proceed Northeasterly along said boundary for a distance of 263.11' to an iron (AEC) on the Northerly corner of said lot; thence with a deflection angle of $72^{\circ}46'56''$ to the Right, proceed Southeasterly along said boundary for a distance of 343.83' to an iron (AEC); thence with a deflection angle of $66^{\circ}31'05''$ to the Left, proceed Northeasterly along said boundary for a distance of 190.00' to an iron (AEC) on the Northwest corner of Lot 28 according to the previously described survey; thence proceed along the previously described course and long the Northerly boundary of Lot 28 for a distance of 89.66' to an iron (AEC); thence with a deflection angle of $9^{\circ}49'13''$ to the Right and proceed Northeasterly along said lot boundary for a distance of 325.99' to an iron (AEC) on the Northwesterly corner of Lot 27 according to the previously described survey; thence with a deflection angle of $10^{\circ}18'33''$ to the right, proceed Northeasterly and along the Northerly boundary of said lot for a distance of 528.49; to an iron (AEC); thence turn a deflection angle of $78^{\circ}43'54''$ to the Right and leaving said boundary, proceed Southeasterly for a distance of 607.51' to the Northwesterly right of way margin of Shelby County Highway #41, said point lying at the beginning of a non-tangent curve bearing to the right, said curve having a radius of 11152.65', and a central angle of $05^{\circ}40'18''$; thence with a deflection angle of $101^{\circ}52'52''$ to the left to the tangent of said curve, proceed along said right of way margin and along the arc of said curve for 1104.01' a concrete marker on said right of way margin; thence proceed tangent from said curve and along said right of way margin for a distance of 671.45' to the POINT OF BEGINNING;

All recorded documents reference the recording information from the Office of the Judge of Probate Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS

TO THE EXTENT APPLICABLE TO THE PROPERTY:

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. 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 and Inst. No. 1994-26399.
3. 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, amended and superseded by Volume 265, Page 109.
4. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
5. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414 and Inst. No. 1994-34842.
6. Right-of-way granted to the Water Works Board of the City of Birmingham recorded in Inst. No. 20210108000013460 and Inst. No. 20231208000354010



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2024 08:13:23 AM
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Allie S. Bayl