

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

Send Tax Notice To:
Jonathan Aaron Harwell
2284 Brock Circle
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 22nd day of December, 2025, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to **Jonathan Aaron Harwell** (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, 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.

\$337,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRNATEE heirs and assigns of such survivor, forever.

Grantor does for its successors and assigns, covenant with Grantee, her heirs and assigns, administrators, executors, 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.

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

Jonathan Aaron Harwell
2284 Brock Circle
Birmingham, AL 35242

Property Address: Lot 51 South Oak Phase 3
 Birmingham, AL 35242

Purchase Price: \$450,000.00

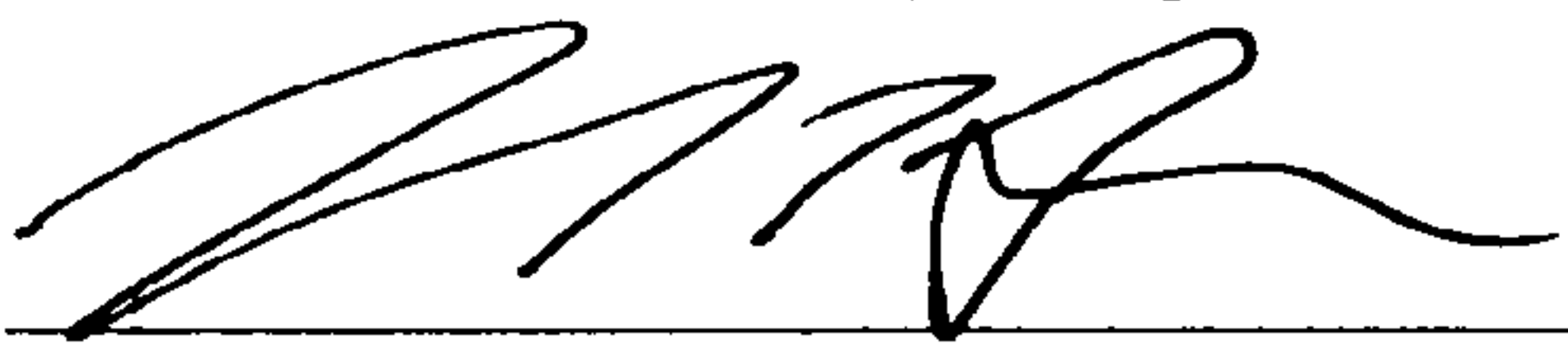
The Purchase Price can be verified by the Closing Statement.

[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

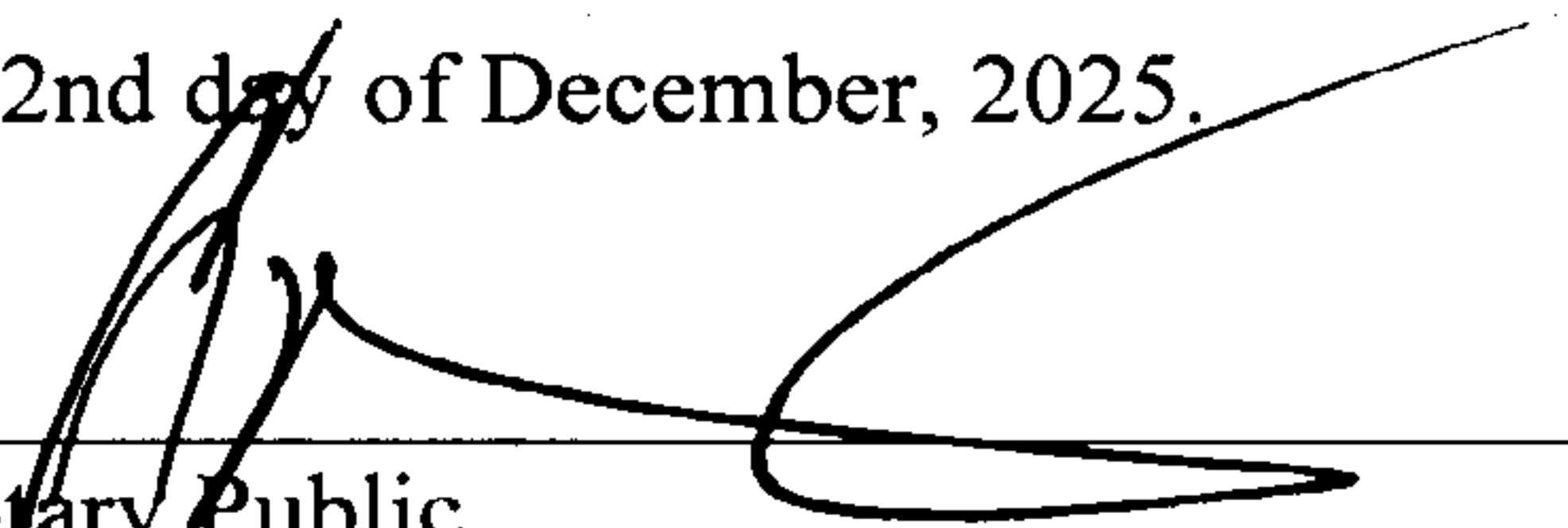
By: 
Name: Jared M. Hauser
Its: Authorized Agent

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 22nd day of December, 2025.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: 06-02-2027

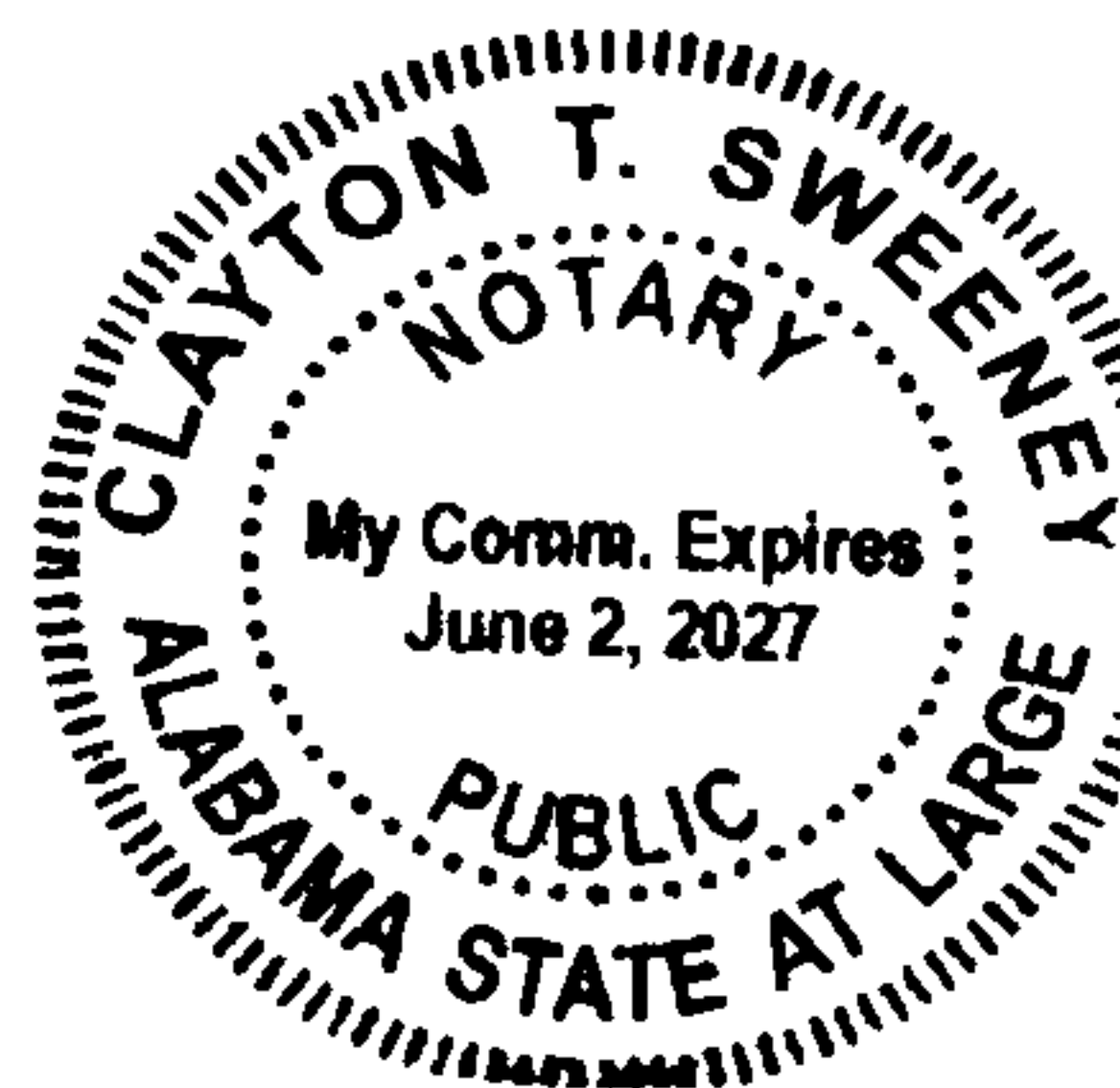


EXHIBIT A

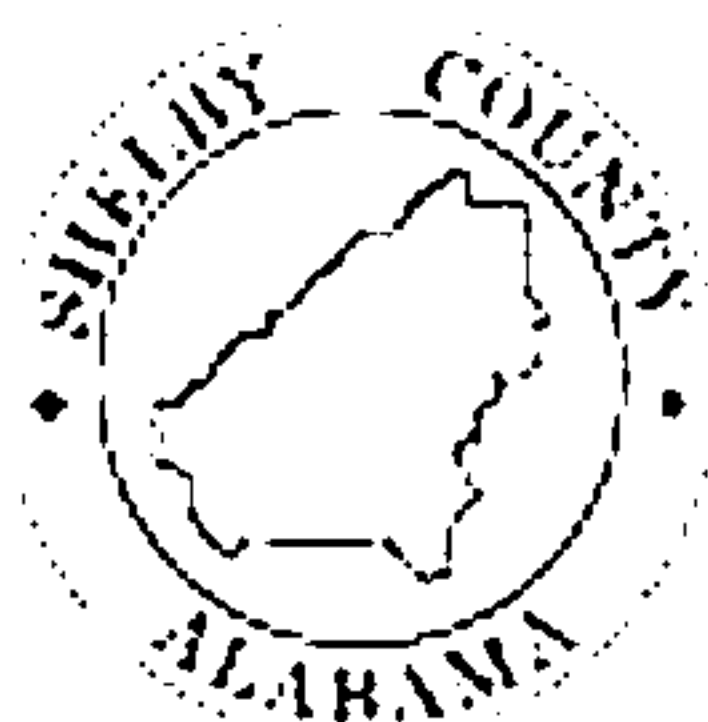
LEGAL DESCRIPTION

Lot 51, according to the Survey of South Oak, Phase 3, as recorded in Map Book 62, Page 65A & 65B, 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 Acknowledgement, 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").

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Liens for all real estate taxes and assessments for the year 2025 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, Amendment recorded in Instrument 20230523000154600 and Amended in Instrument 20250624000191260 and Further amended in Instrument 20251219000389090, 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.
13. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 20210108000013460 and Inst. No. 20231208000354010.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/23/2025 03:28:16 PM
 \$146.50 BRITTANI
 20251223000393060

Allen S. Bayl