

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

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, on this 26th day of January, 2026, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **DOMINION SOUTH OAK, LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") does hereby remise, release, quitclaim and convey unto **OWNERS ASSOCIATION OF SOUTH OAK, INC.**, an Alabama non-profit corporation (hereinafter referred to as the "**Grantee**") all of Grantor's right, title and interest in and to that certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof. Capitalized terms used but not otherwise defined in Exhibit A shall have the meanings ascribed to such terms in that certain Declaration of Easements, Covenants, Conditions and Restrictions for South Oak Subdivision dated as of February 10, 2021 and recorded as Instrument No. 20210210000069430 in the Office of the Judge of Probate of Shelby County, Alabama, as amended (collectively, along with all amendments thereto, the "**Declaration**").

TO HAVE AND TO HOLD to the said Grantee its successors and assigns forever.

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	Owners Association of South Oak, Inc.
1200 Corporate Drive, Ste 225	1200 Corporate Drive, Ste 225
Birmingham, AL 35242	Birmingham, AL 35242

Property Address:	South Oak Subdivision Common Areas Shelby County, Alabama
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Value:	\$633,649.17
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The Value of the subject property can be verified with the Shelby County, AL Tax Assessor.

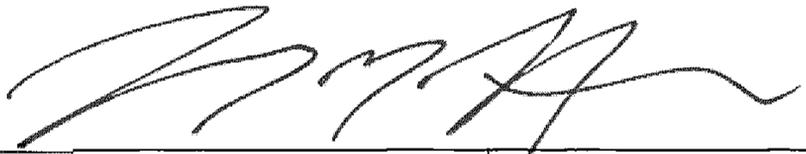
This Quitclaim Deed was prepared without the benefit of a title search.

[Signature appears on following page.]

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

GRANTOR:

Dominion South Oak, LLC,
a Delaware limited liability company

By: 
Jared Hauser, Authorized Representative

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jared Hauser, whose name as Authorized Representative of Dominion South Oak, LLC, a Delaware limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he, in his capacity as such Authorized Representative 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, 2026.


Notary Public

[NOTARIAL SEAL]

My Commission Expires:

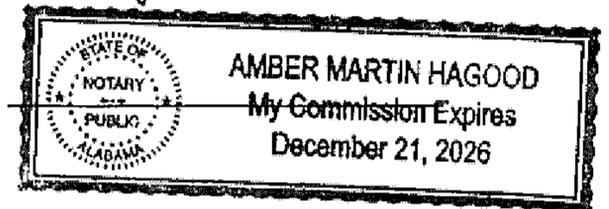


EXHIBIT A
LEGAL DESCRIPTION

All Common Areas and Adjacent Property of South Oak Subdivision located in Shelby County, Alabama, including but not limited to the following:

1. Phase 1:

Common Area CA-1, Common Area CA-2, Common Area CA-3, Common Area CA-8, all Development Roads, and all other Common Areas as shown on (i) that certain Final Plat of the Private Residential Subdivision: South Oak Phase 1, recorded in Map Book 53, Pages 96A and 96B in the Office of the Judge of Probate of Shelby County, Alabama, (ii) that certain Final Plat of the Private Residential Subdivision: South Oak, a Resurvey of Lot 26, recorded in Map Book 55, Page 79 in the Office of the Judge of Probate of Shelby County, Alabama, (iii) that certain Final Plat of the Private Residential Subdivision: South Oak Phase 1, a Resurvey of Lot 29, recorded in Map Book 58, Page 2 in the Office of the Judge of Probate of Shelby County, Alabama, and (iv) that certain Final Plat of the Private Residential Subdivision: South Oak Phase 1, Common Area, a Resurvey of Lots 14 & 15, recorded in Map Book 59, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama, along with all other Common Areas that may be situated within Phase 1.

2. Phase 2:

Common Area CA-4, Common Area CA-5, all Development Roads, and all other Common Areas as shown on that certain Final Plat of the Private Residential Subdivision: South Oak Phase 2, recorded in Map Book 58, Pages 7A and 7B in the Office of the Judge of Probate of Shelby County, Alabama, along with all other Common Areas that may be situated within Phase 2.

3. Phase 2A:

All Development Roads and all other Common Areas as shown on that certain Final Plat of the Private Residential Subdivision: South Oak Phase 2A, recorded in Map Book 61, Page 67 in the Office of the Judge of Probate of Shelby County, Alabama, along with all other Common Areas that may be situated within Phase 2A.

4. Phase 3:

Common Area CA-6, Common Area CA-7, all Development Roads, and all other Common Areas as shown on that certain Final Plat of the Private Residential Subdivision: South Oak Phase 3, recorded in Map Book 62, Pages 65A and 65B in the Office of the Judge of Probate of Shelby County, Alabama, along with all other Common Areas that may be situated within Phase 3.

5. Adjacent Property:

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 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 a found 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°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 Northwesterly 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 Northwesterly 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 Northwesterly 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°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°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°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°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°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°13'03" to the Left, proceed Easterly for a distance of 1323.22' to the POINT OF BEGINNING.

LESS AND EXCEPT from the immediately preceding legal description set forth in this Item 5 all of Phase 1, Phase 2, Phase 2A, and Phase 3 of the South Oak Subdivision, as depicted and described on the following Plats:

1. That certain Final Plat of the Private Residential Subdivision: South Oak Phase 1, recorded in Map Book 53, Pages 96A and 96B in the Office of the Judge of Probate of Shelby County, Alabama;
2. That certain Final Plat of the Private Residential Subdivision: South Oak, a Resurvey of Lot 26, recorded in Map Book 55, Page 79 in the Office of the Judge of Probate of Shelby County, Alabama;
3. That certain Final Plat of the Private Residential Subdivision: South Oak Phase 1, a Resurvey of Lot 29, recorded in Map Book 58, Page 2 in the Office of the Judge of Probate of Shelby County, Alabama;
4. Final Plat of the Private Residential Subdivision: South Oak Phase 1, Common Area, a Resurvey of Lots 14 & 15, recorded in Map Book 59, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama;
5. That certain Final Plat of the Private Residential Subdivision: South Oak Phase 2, recorded in Map Book 58, Pages 7A and 7B in the Office of the Judge of Probate of Shelby County, Alabama;
6. That certain Final Plat of the Private Residential Subdivision: South Oak Phase 2A, recorded in Map Book 61, Page 67 in the Office of the Judge of Probate of Shelby County, Alabama; and
7. That certain Final Plat of the Private Residential Subdivision: South Oak Phase 3, recorded in Map Book 62, Pages 65A and 65B in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intent of the Grantor to hereby convey to Grantee all Common Areas at South Oak Subdivision (including but not limited to CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, the Development Roads, and the Adjacent Property). This deed is not intended to convey any of the Lots (as such term is defined in the Declaration) owned by Grantor shown on the recorded Plats.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2026 09:11:19 AM
\$674.00 KELSEY
20260127000022770

Allie S. Bayl