

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:

Sarah Ivey
Zach Ivey
342 Winchester Pass
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 18th day of February, 2026, by Dominion South Oak, LLC, a Delaware limited liability company (hereinafter referred to as the "**Grantor**") to Sarah Ivey and Zach Ivey, 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 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

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

Grantor does for its successors and assigns, covenant with Grantees, their heirs, administrators, executors, successors and assigns, that Grantor, its successors and assigns, shall warrant and defend the same to Grantees, their heirs, administrators, executors, 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

Sarah Ivey and
Zach Ivey
535 Greenbrier Way
Birmingham, AL 35244

Property Address: 342 Winchester Pass
 Birmingham, AL 35242

Purchase Price: \$600,000.00

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

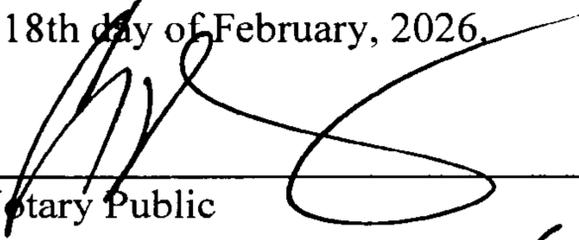
By: 
Name: Jared M. Hauser
Its: Authorized Agent

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 18th day of February, 2026.


Notary Public
My Commission Expires: 6-2-2027

[NOTARIAL SEAL]



EXHIBIT A

LEGAL DESCRIPTION

Lot 58, according to the Final Plat of the Private Residential Subdivision South Oak Phase 3, as recorded in Map Book 62, Page 65 A&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 Oaks Subdivision, recorded as Inst. 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 Inst. No.20210212000075210, and Additional property Amendment recorded in Instrument No. 20230428000125140 and amendments to Declaration recorded in Inst. No. 20230523000154600 and Inst. No.20250624000191260 and Additional Property Amendment recorded in Inst. No. 20251219000389090, 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 2026 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 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. Additional property amendment recorded in Inst. No. 20230428000125140; Amendment to Declaration recorded in Inst. No. 20230523000154600 and Inst. No. 20250624000191260 and Additional Property Amendment recorded in Inst. No. 20251219000389090.
3. Easements, building lines, restrictions, and buffers as shown in Map Book 62 Page 65 A & 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 and Inst. No. 1994-26399.
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, amended and 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.
10. 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
02/18/2026 02:51:17 PM
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20260218000045670

Allen S. Bayl